



CITY OF LAPORTE, INDIANA

Blair E. Milo, Mayor

FOURTH PROGRAM YEAR 2017 ANNUAL ACTION PLAN

August 2017

Annual Action Plan
2017

1

Executive Summary

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

1. Introduction

The Annual Action Plan proposes activities for use of the City of LaPorte's allocation of Community Block Grant funds for Program Year 2017. The Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for funding for one program year. This Annual Action Plan represents the fourth year of the Five-Year Consolidated Plan.

The purpose of the Annual Action Plan is to identify the city's housing and community development needs, goals, strategies and priorities for the upcoming program year; and, to propose how funds will be allocated to housing and community development throughout the next year.

Using the data formulated in the 2014-2018 Five-Year Consolidated Plan, the City of LaPorte has identified four projects to accomplish over the next twelve months.

These four projects are:

1. Provide assistance to low and moderate-income families within the City of LaPorte through an owner-occupied rehabilitation program focusing on improving living situations and creating more sustainable living resources.
2. Minimize the elements of blight in low and moderate-income neighborhoods within the City.
3. Support social service programs that enrich the lives of low and moderate-income children and adults within the city with a priority on eliminating homelessness and preventing homelessness.
4. Provide education to potential first-time home buyers on home ownership.

The Consolidated Plan is a five-year collaborative process, established by the U.S. Department of Housing and Urban Development (HUD), whereby participating jurisdictions provide a vision for community development and housing improvements. LaPorte participates in the CDBG program.

Each year the City of LaPorte is required to submit an Action Plan to the U.S. Department of Housing and Urban Development (HUD). In LaPorte, the Annual Action Plan begins October 1 and ends September 30 of each year. The Annual Action Plan reports on planned expenditures of entitlement funds and progress made each year toward the goals listed in the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The Consolidated Plan allows the public to measure the impact of funded activities. The following goals and objectives address areas that will improve living conditions for LaPorte's low-and moderate-income residents:

- Reduce Elements of Blight in Existing Neighborhoods
- Support Programs that Enrich the Lives of Youth and Adults
- Support Programs that Address Special Needs Populations
- Support Existing Housing Rehabilitation of Low-/Moderate Income Residents
- Encourage First Time Home Buyers to Purchase their First Home
- Promote Energy Efficiency and Sustainable Practices in Housing Development and Rehabilitation

Once these priorities and goals are addressed, the following outcomes are anticipated:

- Improved housing conditions for owner-occupied housing
- Reduction in code enforcement violations
- Increased home ownership opportunities for first-time home buyers
- Increased services to homeless and persons living in poverty

3. Evaluation of past performance

The City of LaPorte continues to progress in the accomplishment of the goals and objectives detailed in its 2014-2018 Consolidated Plan.

The City was successful in meeting the timeliness test for Program Year 2016 in May 2017. Program accomplishments are being met in accordance with established timelines. The City set the goal of meeting timeliness during the third quarter of the program year and met the goal. Grant expenditures with the Public Services activities and the Home Owner Repair Program can be improved. The sub grantees with the Public Services activities are not providing the services as quickly as contracted, therefore, grants are not being expended according the original time frame. Difficulty in securing qualified contractors to provide acceptable repairs on the homes of the Home Owner Repair participants continues to delay the expending of CDBG funds.

The City continues to improve the grant management and reporting efforts. Improvements in the areas including activity documentation, citizen participation, needs analysis, and activity implementation are examples of such improvements.

Specific policies have been developed to further support the activities of the Owner-Occupied Rehab Program. The number of households participating in the Owner-Occupied Rehab Program since its inception in 2005 increased to 111.

The Infrastructure Improvement Program identified Census Tract 421 as a low and moderate-income track. This area of LaPorte is located southeast of the central section of town and surrounds the LaPorte Civic Auditorium. In Program Year 2016, a total of 775 square yards of sidewalk, 1,750 linear feet of curb and 16 trees are being removed. Installation of handicapped curbs along Ridge Street are part of this project. This activity is a portion of improvements on Ridge Street. The Wastewater Department is reconstructing buried sanitary lines and replacing sewer service tap-ins for 22 residences along Ridge Street. The Civic Auditorium will also see improvements to its parking lot on Ridge Street.

The CDBG Public Service programs assist eligible low and moderate-income persons with the provision of parenting classes, pre-school education, administration of a home rehab assistance program, a weekend food program for children, a youth mentoring program, homeless prevention case management, and housing counseling.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In conformance with the Consolidated Plan regulations, two public hearings were held: June 22, 2017 and July 6, 2017. Additional information about attendance at the public hearings will be inserted once the meetings have taken place.

The following steps were taken for the public hearings to broaden public participation:

- Staff electronically mailed out a public notice to over 100 interested parties.
- The public notice was published in the LaPorte Herald Argus at least two weeks prior to the public hearings.
- The City's website includes a copy of the public notice as well as a downloadable copy of the Draft 2017 Action Plan.
- A copy of the draft Program Year 2017 Annual Action Plan was available for review at the LaPorte County Public Library.
- Announcements about the public meetings were made at the May and June HOME Team meetings.
- A media release announcing the public meetings was distributed to WCOE-FM/WLOI-AM radio and to What's New LaPorte.

5. Summary of public comments

Summaries will be inserted upon the conclusion of the public comment period.

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

Not applicable.

7. Summary

The U.S. Department of Housing and Urban Development does not have an approved budget for Program Year 2017. Upon Congress's approval of the Program Year 2017 budget, HUD will release

guidance regarding how to complete Action Plans on such a late timeline. The City of LaPorte will increase or decrease funding to match the actual allocation amounts thereby proportionally increasing or decreasing from the estimated funding levels to match actual funding allocations. It is possible that projects funded in the proposed action plan could be left unfunded and cancelled due to a significant loss in CDBG funds.

The City is proposing to use CDBG funds in this manner:

Program Administration - \$78,390.00

Housing Programs - \$271,816.00

Public Infrastructure - \$100,000.00

Public Services - \$51,500.00

This City's allocation is estimated to be \$406,113.00. Activities included in Public Infrastructure included \$95,593.00 in re-programmed funding from the previous year.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	LA PORTE	Office of Planning and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

None.

Consolidated Plan Public Contact Information

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CDBG Program Manager, 801 Michigan Avenue, LaPorte, IN 46350 219/362-8260

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

1. Introduction

The City of LaPorte's Office of Community Development and Planning (CDP) adheres to its Citizen Participation Plan which was approved during the development of the 2014-2018 Consolidated Planning process.

In addition to the Citizen Participation Plan, the City of LaPorte undertook an extensive outreach effort consulting with social service agencies, affordable housing providers and governmental agencies. A Need Survey was completed by agencies and the community-at-large. Results from the needs surveys were used to develop the goals, needs and priorities for the Program Year 2017 Annual Action Plan.

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

The coordination activities include:

- Encouraging and accepting grant applications from housing providers, health care systems, and general service providers through the Annual Action Plan process;
- Participating in local and regional committees such as the HOME Team and the Area 2 Agency on Aging Advisory Council to ensure coordination in housing and supportive services;
- Providing technical assistance and support to social service agencies seeking funding from other resources than the City's CDBG funds for services that compliment the City's Five-Year Consolidated Plan goals;
- Encouraging social service agencies to work together to leverage resources and prevent duplication of services;
- Coordinating planning efforts and project implementation among housing providers and social service agencies.

In conformance with the Consolidated Plan regulations, two public hearings were held, June 22, 2017 and July 6, 2017. Comments will be added to this document at the end of the 30-day comment period. The Program Year 2017 Annual Action Plan was made available for a 30-day comment period beginning July 6, 2017 and ending August 8, 2017.

The following steps were taken for the public hearings to broaden public participation: • Staff electronically mailed out a public notice to over 100 interested parties. • The public notice was published in the LaPorte Herald Argus at least two weeks prior to the public hearings. • The City's website includes a copy of the public notice as well as a downloadable copy of the Draft 2017 Action Plan. • A copy of the draft Program Year 2017 Annual Action Plan was available for review at the

LaPorte County Public Library. • Announcements about the public meetings were made at the May and June HOME Team meetings. • A media release announcing the public meetings was distributed to WCOE-FM/WLOI-AM radio and to What's New LaPorte.

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

Coordination with the Continuum of Care and efforts to address the needs of homeless persons include the following activities:

Staff from the Office of Community Development and Planning actively attend and participate in HOME Team meetings and projects. The HOME Team serves as a local Continuum of Care (CoC) entity for LaPorte County. Its mission addresses the needs of homeless persons and persons at risk of homelessness. The HOME Team meets monthly. Other members of the HOME Team are social service agencies, governmental agencies, elected officials, health care providers, educational corporations, colleges and universities, businesses, and community members-at large.

- The HOME Team coordinates efforts with the Indiana Balance of State Regional Planning Council to ensure the Point-in-time Count is completed and results publicized. LaPorte County is a member of Region 1 of the Balance of State Continuum of Care. Housing Opportunities, Valparaiso, Indiana, is the lead agency for the regional Continuum of Care. Staff from Housing Opportunities regularly attends HOME Team meetings.
- Staff from the Office of Community Development and Planning also attend and participate in the PATH Program Steering Committee. This committee is a subcommittee of the HOME Team. It was formed when Swanson Center was awarded a grant from the Indiana Office of Family and Social Services Division of Mental Health and Addiction Services in 2014. The goal of the grant is to provide case management services to homeless county residents who have a mental illness and/or have a substance abuse. The City of LaPorte provides a grant to Swanson Center who uses it as match for the state grant. The PATH Program is a partnership between Swanson Center and the HOME Team. Objectives of the PATH Program are: increased outreach efforts among all HOME Team agencies committed to servicing LaPorte County's homeless residents; increased coordination of services through the PATH Program; increased intensive case management services through a structured and deliberate approach in identifying those homeless with serious mental illnesses and those dealing with both mental illness and substance abuse; and, finally, enhanced training and implementation of protocols on behalf of case management and HOME Team intake staff to increase the effectiveness of outreach efforts, and an increased access to primary and behavioral health services.
- The PATH Program Steering Committee also takes on an advisory role to the PATH Program Coordinator with HOME Team meetings and projects benefitting the homeless in LaPorte County.

- The Office of Community Development and Planning also maintains contact with the Center Township Trustee Office, Catholic Charities and the Salvation Army of LaPorte. These agencies provide direct financial assistance to homeless and those at-risk of homelessness residents of LaPorte as well as financial literacy education.

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

The City of LaPorte does not receive ESG funding. Two agencies in Michigan City receive ESG funding through the Indiana Balance of State competitive funding process. These agencies are Stepping Stone Shelter for Women, and Sand Castle. Stepping Stone is a domestic violence shelter and accepts residents of LaPorte. Sand Castle is an emergency homeless shelter for families. They provide residential and case management services primarily to residents of Michigan City, Indiana.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Area 2 Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a face-to-face discussion with the executive director. The anticipated outcome is an expansion of services for the elderly and disabled in LaPorte.
2	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted in a face-to-face interview. Anticipated outcomes include expansion of services for the homeless.
3	Agency/Group/Organization	Swanson Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a face-to-face interview. The anticipated outcomes of the consultation are continuation of the homeless case management program and expansion of mental health services for the homeless.
4	Agency/Group/Organization	Dunebrook
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted as a result of a telephone conversation. The anticipated outcome is the provision of a public service to prepare Hispanic children for kindergarten and to provide ESL classes for their parents.
5	Agency/Group/Organization	Housing Opportunities
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a telephone conversation. The anticipated outcomes are to expand the availability of home ownership in the City of LaPorte.
6	Agency/Group/Organization	LaPorte Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a face-to-face interview. The anticipated outcome is to expand services for elderly and disabled residents of LaPorte thereby enhancing their quality of life.
7	Agency/Group/Organization	Youth Service Bureau-Big Brothers/Big Sisters
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a telephone interview. The anticipated outcome is expanded services for low and moderate-income youth within the City of LaPorte.
8	Agency/Group/Organization	City of LaPorte-Parks & Recreation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This group was contacted through a telephone call. The projected outcome is development of a plan to enhance youth services for the development of a better quality of life.
9	Agency/Group/Organization	City of LaPorte-Code Enforcement
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This group was contacted in a face-to-face interview. The projected outcome is better use of funds for neighborhood preservation; outreach for Owner-Occupied Rehabilitation; and coordinated efforts for public facilities.

10	Agency/Group/Organization	City of LaPorte-City Attorney
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This group was consulted in a face-to-face interview. The projected outcome is the expansion of housing for homeless individuals.

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

Attempts to consult private and public agencies were made. Criteria mostly consisted of those agencies that provide services to low and moderate-income individuals, all age groups from youth through elderly, and for service recipients residing in the City of LaPorte. If an agency is not listed, it is because they chose not to respond to a survey, participate in a meeting or return a phone call.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Unity Foundation of LaPorte County	The City of LaPorte consulted this plan in order to research needs of the homeless and special populations. This plan compliments the goals, strategies and needs in the Five-Year Consolidated Plan

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of LaPorte continues to support the goals and objectives outlined in the LaPorte County Ten-Year Plan to End Homelessness.

AP-12 Participation – 91.105, 91.200(c)

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

To solicit public input during the development of the PY 2017 Annual Action Plan, the City of LaPorte conducted two public meetings. Legal notices were published in the local newspaper twice in advance of the public meetings. The notice was also published on the City's internet website. A media release was distributed to two local newspapers, one radio station, and posted on a local electronic news website.

Data gathered during the process of developing the Five-Year Consolidated Plan Citizen Participation Process was used to develop the actual goals for the upcoming Program Year 2017.

A screening committee consisting of a moderate-income resident of LaPorte, a township trustee, and the CDBG program manager was convened to review the public service grant applications and determine a funding score for each application. A consensus of recommended funding awards was gathered and implemented.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	There were attendees at the meeting held June 22, 2017.	There were no attendees at the meeting held June 22, 2017, therefore no comments were received.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Pending			
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	Pending			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Action Plan is the annual plan that the City prepares using the goals outlined in the 2014-2018 Five-Year Consolidated Plan. The Action Plan details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG funds received during Program Year 2017.

PY 2017 is the fourth year in the Five-Year Consolidated Plan. LaPorte estimates receiving an allocation of \$406,113 for housing, homeless services, public services, and community development costs.

The U.S. Department of Housing and Urban Development does not have an approved budget for Program Year 2017. Upon Congress's approval of the Program Year 2017 budget, HUD will release guidance regarding how to complete Action Plans on such a late timeline. The City of LaPorte will increase or decrease funding to match the actual allocation amounts thereby proportionally increasing or decreasing from the estimated funding levels to match actual funding allocations. It is possible that projects funded in the proposed action plan could be left unfunded and cancelled due to a significant loss in CDBG funds.

The City will also re-allocate prior year funds in the amount of \$95,593.00. Of the annual entitlement

allocation, the City will use a portion for the funds for administration of the CDBG grant.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	406,113	0	95,593	501,706	406,113	Estimated amount available to the City of LaPorte based upon the PY 2017 allocation.

Table 5 - Expected Resources – Priority Table

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

The CDBG program does not require a match from other sources. The City of LaPorte often makes attempts to bundle federal funds with local, private and other sources. In PY 2017, the City will partner with seven outside organizations to provide public services to residents of LaPorte. The total investment in these organizations is \$51,500 or approximately 13% of its annual entitlement allocation. These organizations will be supporting the funded program/activities with at least equal amounts of local funds.

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

The City will be repairing/replacing sidewalks using CDBG funds in PY 2017. This activity will foster neighborhood preservation and sustainability. The national objective met is serving a low-mod area and improving the quality of public facilities in low and moderate income neighborhoods.

Discussion

In addition to the CDBG funds, a local community development organization, namely LaPorte Urban

Enterprise Association, has allocated \$150,000 in 2017 for sidewalk repair and tree removal throughout the state-designated Enterprise Zone. The Enterprise Zone is a three-mile area of LaPorte housing many economically disadvantaged individuals.

The City of LaPorte is also appropriating a minimum of \$50,000 in general funds for sidewalk repair throughout the City in calendar year 2017. These sidewalks repairs are located in an area surrounding the downtown area and include residential as well as commercial areas.

The LaPorte Urban Enterprise Association also allocated \$60,000 for demolition projects within the Enterprise Zone and \$100,000 for the Residential Improvement Program that aims to assist owner-occupied residences with exterior painting, windows, porch reconstruction, gutters and downspouts installation, and minor landscaping activities.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Conserve and Improve Existing Affordable Housing	2014	2015	Affordable Housing		Affordable Housing	CDBG: \$240,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Expand Homeownership opportunities	2014	2018	Affordable Housing		Affordable Housing	CDBG: \$4,500	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
3	Expand availability of services for the homeless.	2014	2015	Homeless		Homelessness	CDBG: \$19,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Homelessness Prevention: 16 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Foster neighborhood preservation/sustainability.	2014	2015	Affordable Housing Non-Housing Community Development		Non-housing Community Development	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted
5	Support services for people w/special needs	2014	2015	Non-Homeless Special Needs Non-Housing Community Development		Non-homeless Special Needs	CDBG: \$19,500	Public service activities other than Low/Moderate Income Housing Benefit: 378 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Conserve and Improve Existing Affordable Housing
	Goal Description	The goal of conserving and improving existing affordable housing will be conducted city-wide.
2	Goal Name	Expand Homeownership opportunities
	Goal Description	The City of LaPorte will subcontract with Housing Opportunities to educate first-time home buyers about the process required to purchase a home in the city limits of LaPorte.
3	Goal Name	Expand availability of services for the homeless.
	Goal Description	The City of LaPorte plans to subcontract with Swanson Center and Catholic Charities to provide services to the homeless or those at risk of becoming homeless. Swanson Center provides case management services to homeless individuals in LaPorte who are diagnosed or exhibiting symptoms of a mental illness, substance abuse or other disability.

4	Goal Name	Foster neighborhood preservation/sustainability.
	Goal Description	The City of LaPorte will replace dilapidated, unsafe sidewalks in an area around the Civic Auditorium. This area, Census Tract 421, is a low-mod area. Also, the City will install handicapped ramps at intersections within the designated.
5	Goal Name	Support services for people w/special needs
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of LaPorte will not provide affordable housing as defined by HOME. The City does not own any housing or has received HOME funds.

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AP-35 Projects – 91.220(d)

Introduction

In the 2014-2018 Five-Year Consolidated Plan, the City of LaPorte identified six goals to address priority needs and projects. These six goals are: conserve and improve existing affordable housing, expand home ownership opportunities, expand the availability of services for the homeless, improve the availability of an emergency shelter for homeless individuals and families, foster neighborhood preservation and sustainability, and assist supportive services to strengthen the safety net for people with special needs. Due to funding constraints, the City is proposing projects for four of the goals.

The following projects will assist the City in accomplishing the goals over the next program year:

- Program Administration
- Housing Programs
- Public and Infrastructure Activities
- Funding of Public Services

#	Project Name
1	Program Administration
2	Public Infrastructure-Sidewalk Replacement
3	Owner-Occupied Rehab
4	Rehab Administration
5	Public Services-Homeless Prevention and Self-Sufficiency Education
6	Public Services-Healthy Families
7	Public Services-Housing Counseling
8	Public Services-Rebuilding Together
9	Public Services-PATH
10	Public Services-Weekend Food Project
11	Public Services-Youth Mentoring

Table 8 – Project Information

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

The 2014-2018 Consolidation Plan was used to identify allocation priorities. Obstacles to addressing underserved needs include a reduction in CDBG funding, no general tax dollars allocated to CDBG projects, and a reduction in grants to agencies/organizations providing public services in LaPorte.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Program Administraiton
	Target Area	City-wide
	Goals Supported	Conserve and Improve Existing Affordable Housing Expand Homeownership opportunities Expand availability of services for the homeless. Foster neighborhood preservation/sustainability. Support services for people w/special needs
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$78,390
	Description	Overall coordination, monitoring and management of the Community Development Block Grant; preparation of the Program Year 2016 CAPER and Program Year 2018 Annual Action Plan; and assistance in completing an annual Point-in-Time count for LaPorte County. The national objective to be met is the benefit to low and moderate-income persons. The matrix code is 21A.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City-Wide
	Planned Activities	Administration of the CDBG Program.
2	Project Name	Public Infrastructure-Sidewalk Replacement
	Target Area	City-wide
	Goals Supported	Foster neighborhood preservation/sustainability. Support services for people w/special needs
	Needs Addressed	Non-housing Community Development

	Funding	CDBG: \$100,000
	Description	Replace inaccessible sidewalks and install handicapped curb ramps in low and moderate-income neighborhoods. The national objective is a benefit to low and moderate-income persons. The matrix code is 03L, LMA
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families to benefit from this program is 175. The type of families includes single-family homeowners as well as renters who are low and moderate-income levels.
	Location Description	The activities will take place in Census Tract 421 in an area surrounding the Civic Auditorium on Ridge Street.
	Planned Activities	Planned activities include removing and replacing deteriorated sidewalks, the conversion of curbs and gutters at intersections to handicapped ramps meeting American with Disabilities Act requirements; planting trees to replace the trees removed during the sidewalk rehab work; and paving deteriorated streets in the area where sidewalks are being improved.
3	Project Name	Owner-Occupied Rehab
	Target Area	City-wide
	Goals Supported	Conserve and Improve Existing Affordable Housing Foster neighborhood preservation/sustainability.
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$240,000
	Description	Provide rehabilitation activities for five low and moderate-income households residing with the City of LaPorte. This activity is city-wide. The national objective is LMH with a matrix code of 14A. The goals of this project are to rehabilitate six houses enhancing sustainability and eliminating building code violations.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	The City of LaPorte estimates that six families will benefit from the proposed activity: 0-30% AMI 2 31-50% AMI 2 51-80% AMI 1
	Location Description	The services will be provided city-wide.
	Planned Activities	The planned activities include marketing and outreach of the rehab program; making applications available in August for the upcoming program year rehab program; screen the applications for suitability; complete initial site visits to determine appropriateness of the house; participants successfully completing a post-purchase home owner counseling course; completion of lead-based paint risk assessments; development of work scopes, soliciting quotes, awarding contracts and monitoring rehab activities. A lead clearance test is performed if lead hazards were originally found. Once the work is complete, the home owner will execute a promissory note and deferred mortgage agreement that is recorded. The mortgage is released after a seven-year recapture period.
4	Project Name	Rehab Administration
	Target Area	City-wide
	Goals Supported	Conserve and Improve Existing Affordable Housing Foster neighborhood preservation/sustainability.
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$31,816
	Description	This project is connected to the Owner-Occupied Rehab Program. Specifically, this program includes the administration of the Owner-Occupied rehab program with monitoring, management, accounting, and final inspection of the work completed; and provision of deferred loans for qualified home owners in LaPorte to make repairs to their homes. The national objective is a benefit to low and moderate-income residents. The matrix code is 14H LMH. The City of LaPorte proposes to provide rehab services to five households.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	The Owner-Occupied Rehab Program proposes to benefit five families/households residing within low and moderate-income sections of LaPorte.
	Location Description	The location of this activity is city-wide.
	Planned Activities	Planned activities include administration and management of the Owner-Occupied Rehab Program; marketing and outreach of the program; screening applications to determine eligibility of the service; preparation of work scopes; field visits; meetings with home owners; coordination of lead-based paint risk assessments; monitoring contractor activities; coordinating contractor activities with the building inspector's office; preparation of closing documents
5	Project Name	Public Services-Homeless Prevention and Self-Sufficiency Education
	Target Area	City-wide
	Goals Supported	Conserve and Improve Existing Affordable Housing Foster neighborhood preservation/sustainability.
	Needs Addressed	Homelessness
	Funding	CDBG: \$8,000
	Description	This grant for this service is made to Catholic Charities in the amount of \$8,000. The national objective is a benefit to low and moderate-income persons; Catholic Charities-03T (LHM). Financial assistance for mortgage and rental payments will be made to eligible residents in LaPorte. Catholic Charities proposes to service five households. In addition to the financial assistance, Catholic Charities provides financial literacy classes to their participants and to residents receiving financial assistance from the Center Township Trustee office.
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Based upon requests for proposals received by the Office of Community Development and Planning, it is estimated that five households will receive the financial assistance. The households will either be home owners or tenants in LaPorte.
	Location Description	The services will be provided city-wide.
	Planned Activities	Planned activities include rental/mortgage payment assistance, and financial literacy educational classes To assist in preventing homelessness. Financial literacy classes are provided by Catholic Charities on their premises as well as at the office of the Center Township Trustee.
6	Project Name	Public Services-Healthy Families
	Target Area	City-wide
	Goals Supported	Support services for people w/special needs
	Needs Addressed	Non-homeless Special Needs
	Funding	CDBG: \$10,000
	Description	A public service grant to Dunebrook in the amount of \$10,000 proposing to serve 50 individuals. This program, Healthy Families, will complete assessments of income-eligible children and parent enrolled in the program and residing in LaPorte; complete developmental screenings of the enrolled children; and provide intense parenting support fostering healthy emotional, physical, and mental development for the children. The national objective is a benefit to low and moderate-income persons; the matrix code is 5 (LMC).
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Dunebrook proposes to provide services to 50 individuals during a twelve-month period.
	Location Description	The location of this service is city-wide within LaPorte.

	Planned Activities	Dunebrook will assess new low and moderate-income parents in order to identify their strengths and needs; refer families to appropriate community resources; provide case management to the families; enhance family positive functioning by building trust, establishing support and teaching positive problem solving skills. Dunebrook identifies families at risk of neglecting or abusing new parents and intervene through home visits, education programs, and therapeutic activities that benefit the parents as well as the children. Supportive services are providing until the child reaches three years of age. Home visits are made as often as once a week with a lessening frequency as the child ages and goals are met. A Family Depot incentive program is used as well rewarding parents for positive steps in child development areas.
7	Project Name	Public Services-Housing Counseling
	Target Area	City-wide
	Goals Supported	Expand Homeownership opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$5,000
	Description	The City of LaPorte will award a grant to Housing Opportunities in the amount of \$5,000 to provide pre-purchase counseling on a one-to-one basis to low and moderate-income families residing in LaPorte and are interested in purchasing a home; additionally, counseling will be provided in a group-based setting; provide post-purchase home ownership counseling to residents of LaPorte and participants in the Owner-Occupied Rehab Program; and provide foreclosure prevention education to home owners who are at risk of losing their homes within the City of LaPorte. The national objective is a benefit to low and moderate-income beneficiaries; the matrix code is 5 (LMC). Housing Opportunities proposes to service 30 households.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Housing Opportunities proposes to service 30 households.
	Location Description	The location is city-wide.

	Planned Activities	Housing Opportunities will market and conduct outreach to tenants within the City of LaPorte to prepare them to become home owners. Group counseling as well as one-on-one counseling will be implemented to make families credit ready to purchase a home. Class sessions are held quarterly and continue for five sessions. Also, post-purchase counseling is provided to participants in the City's Owner-Occupied Rehab Program. Other services provided are foreclosure prevention counseling and education to those residents of LaPorte at risk of losing their homes to foreclosure.
8	Project Name	Public Services-Rebuilding Together
	Target Area	City-wide
	Goals Supported	Conserve and Improve Existing Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$8,000
	Description	Rebuilding Together is a volunteer-based organization that provides home repairs to low and moderate-income households in LaPorte County. Rebuilding will use CDBG funds to assist with administrative expenses such as insurance, office supplies, marketing materials, telephone, duplication, and volunteer supplies (t-shirts). The national objective is to benefit low and moderate-income households in LaPorte. The matrix code is 14A (LMH). Rebuilding Together proposes to service 10 households.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Rebuilding Together proposes to provided services to 5 households in LaPorte.
Location Description	The location is city-wide.	

	Planned Activities	Rebuilding Together recruits low and moderate-income households in November through an application process; applicants are screened for eligibility; once a determination is made, field visits are made by the screening committee. While participating households are selected, donations are solicited by local businesses. Donations include funding and materials. Volunteers are also recruited for the work day in May. Repairs made to houses in LaPorte include installation of handicapped ramps, roof repairs, furnace replacements, window replacements, painting and landscaping.
9	Project Name	Public Services-PATH
	Target Area	City-wide
	Goals Supported	Expand availability of services for the homeless. Support services for people w/special needs
	Needs Addressed	Homelessness
	Funding	CDBG: \$11,000
	Description	PATH is a public services that provides case management services for homeless persons in LaPorte County. The CDBG funding provided by the City of LaPorte includes only homeless persons in the City of LaPorte, Indiana. Swanson Center provides the case management services. Once housing and supportive services are secured, the participant transfers to therapeutic case management services provided by Swanson Center, the local mental health center. Participants in the PATH case management program must be homeless and diagnosed with a mental illness or have a substance abuse problem. The national objective is to benefit low and moderate-income persons; the matrix code is 5 (LMC). Swanson Center proposes to provide services to 33 individuals in LaPorte. The CDBG funding is used as a match by Swanson Center for a grant from the State of Indiana Division of Mental Health Services.
	Target Date	09/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Swanson Center proposes to provide services to 33 individuals.
	Location Description	The location is city-wide.

	Planned Activities	The subrecipients proposes to provide case management services to 33 homeless or at risk of homelessness individuals and who have a mental illness or addiction to drugs and/or alcohol. Case managers visit areas frequented by homeless individuals such as grocery stores, restaurants, homeless shelters, food pantries, township trustee offices, and other poor relief agencies to talk to homeless individuals about enrolling in the program. Once a trusting relationship is established, housing is located as well as a source of stable income. Recipients of services are then transferred to Swanson Center's therapeutic case management programs for treatment, counseling, and case management.
10	Project Name	Public Services-Weekend Food Project
	Target Area	City-wide
	Goals Supported	Support services for people w/special needs
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$5,000
	Description	The Salvation Army of LaPorte will provide backpacks filled with food that meets governmental nutritional standards to eligible low and moderate-income children residing in LaPorte. The weekend food backpack program helps to feed children over weekends when children are not in school and presented with meals. While these children have access to breakfast and lunch meals during the school day, many do not have adequate meals over the weekend. Four schools are served with 400 children each weekend. The four schools show 60% of the families have children on the free/reduced lunch program. The national objective is to benefit low and moderate-income individuals; the matrix code is 05D (LMC).
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The Salvation Army of LaPorte projects 400 individuals will benefit from the weekend backpack program in LaPorte.
	Location Description	The program will take place in four schools in the LaPorte Community School Corporation district: Lincoln Elementary School, Hailmann Elementary School, Handley Elementary School, and Riley Elementary School.

	Planned Activities	Salvation Army and school staff will fill backpacks with food compliant with government nutritional standards. The backpacks will be distributed to students during the last day of school before the weekend begins. The students return the backpack on the first day back to school for use later in the week. Students will be identified by school staff as participants in the free/reduced fee lunch program.
11	Project Name	Public Services-Youth Mentoring
	Target Area	City-wide
	Goals Supported	Support services for people w/special needs
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$4,500
	Description	The Youth Service Bureau will provide mentoring services to 25 low and moderate-income children residing within the City of LaPorte. The national objective is to benefit low and moderate-income individuals; the matrix code is 05D (LMC).
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The Youth Service Bureau proposes to serve 25 individuals who attend middle school within the City of LaPorte.
	Location Description	Locations include Lincoln Elementary School, Riley Elementary School, Handley Elementary School, and Hailmann Elementary School, all within the LaPorte Community School Corporation.
Planned Activities	The Youth Service Bureau will recruit mentors and students; pair up both parties; and monitor weekly visits between mentors and students. Two of the areas that are monitored are improved grades and attendance of each student assigned a mentor. Staff of the Youth Service Bureau also provide information about community resources to parents and students including therapeutic counseling.	

AP-50 Geographic Distribution – 91.220(f)

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

The CDBG funds awarded to the City of LaPorte are available for use on a city-wide basis. No priority is assigned to any geographic section of the city. However, several low-mod census tract block groups have been identified. These areas are Census Tract 421, Blocks 1, 3 and 4; Census Tract 424, Block 4; and Census Tract 425, Blocks 1 and 3. Sidewalk replacement and demolition of blighted structures will be directed to these identified low-mod areas.

Participants in the Owner-Occupied Rehab Program will be low-mod clientele. Areas included in the sidewalk replacement and demolition activities will be a low-mod area.

The City will continue to prioritize the use of its CDBG funding for development of affordable housing, including preservation and conservation, that serve low-income households and to addressing the needs of the homeless.

Geographic Distribution

Target Area	Percentage of Funds
n/a	n/a

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The area to be serviced is city-wide.

Discussion

The City of LaPorte receives just a little over \$400,000 and the City does not have a large population. The population from the 2010 Census is 22,053 residents. Because of the size of the City, investments using CDBG funds are made City-wide.

violations and creating a sustainable living situation for these households.

Rebuilding Together of LaPorte County proposes to complete minor home repairs to ten households in the City of LaPorte. The CDBG funds will be used to fund administrative expenses; actual repair expenses are funding through volunteer hours and private donations.

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AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing authority or agency within the city of La Porte.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

Not applicable.

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

Introduction

The City of LaPorte is a member of the HOME Team and the LaPorte County Continuum of Care (CoC). The HOME Team is an informal group of social service agencies, religious congregations, and governmental entities that meet once a month to develop and coordinate county-wide affordable housing development and homeless prevention activities. The HOME Team acts as the Continuum of Care for the county. A Continuum of Care Plan reflects the demographics, needs and available shelter, housing, and supportive services in the two entitlement jurisdictions of LaPorte and Michigan City, Indiana. The Continuum of Care Plan outlines goals and strategies that support homeless prevention strategies covering the entire county and not just the two entitlement communities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of LaPorte will fund three activities that support the homeless or reduce the risk of homelessness in the City:

- Participation in the LaPorte County HOME Team and PATH Subcommittee of the HOME Team.
- Swanson Center (PATH-case management for homeless persons who are mentally ill, disabled, or are substance abusers in LaPorte)
- Catholic Charities (financial assistance for those individuals at risk of homelessness).

The HOME Team indirectly affects the homeless population in LaPorte. In 2009, The HOME Team collaborated on development of a Plan to End Homelessness. The City of LaPorte uses the plan along with the Con Plan to address homelessness issues.

Also, The HOME Team Subcommittee is currently developing an employer resource network to assist distressed employees with a version of case management in order to keep the employee employed. The Employer Resource Network (ERN)'s main goal is to keep people employed thereby preventing homelessness. The HOME Team realizes that homelessness can be prevented by residents of LaPorte County maintaining continuous employment. Employee resource networks can help the employer by stabilizing a workforce and reducing turnover costs. The primary focus of the ERN is on low-wage workers receiving public assistance. Employees who do not receive public benefits may also seek services from the success coach as an employee benefit. Services provided to employees include asset development, debt reduction, financial literacy, homeownership counseling, skill development, and

decreasing public assistance expenditures.

Since development of the Plan to End Homelessness in 2009, case management services for persons with a mental illness/substance abuse have been funded and implemented by Swanson Center. The PATH grant increases coordination of services through identifying a contracted PATH program coordinator, increases outreach efforts to the homeless population, increases intensive case management through a structured approach in identifying homeless individuals with a serious mental illness and/or substance abuse, and enhances training for Swanson Center staff and the HOME Team participants on outreach efforts for homeless individuals in LaPorte County. PATH's goals are to increase access to behavioral health services as well as access to primary health care for the homeless.

Catholic Charities provides financial assistance to low and moderate-income LaPorte residents by providing a safety net to prevent eviction or foreclosure resulting from a loss of income. Catholic Charities is proposing to service 5 households in LaPorte. The average amount of assistance is \$500 with a maximum limit of \$600. The financial assistance is paid directly to the landlord or mortgage lending institution.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of LaPorte currently has no emergency shelter or transitional housing programs. The HOME Team is also assisting a new not-for-profit housing organization, Homeward Bound, with development of affordable housing options for the homeless in the county. Homeward Bound is planning a multifaceted project that includes development of the former LaPorte County Home into permanent supportive housing for homeless individuals, the construction of "tiny houses" on land adjacent to the LaPorte County Home, and the cultivation of an agricultural business on the land to teach job skills and provide income for the residents and organization. The project is modeled after Community Villages in Austin, Texas.

The former LaPorte County Home is located just outside of the City of LaPorte on the western boundary of the city. It is also across the road from the LaPorte County Fairgrounds.

The Center Township Trustee, First Steps, Salvation Army of LaPorte and Catholic Charities provide vouchers for the temporary housing of homeless individuals. Also, referrals are made to Sand Castle Homeless Shelter and the Men's Interfaith Homeless Shelter both located in Michigan City.

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

Currently, the City of LaPorte has no emergency homeless shelter or permanent supportive housing for homeless individuals. Homeless individuals in LaPorte find shelter with a friend/family member or travel to Michigan City to use the Men's Interfaith Shelter or Sand Castle Shelter for Families.

Permanent supportive housing is provided to disabled individuals who are clients of Paladin (formerly Parents and Friends, Inc. -PAF) in one of their apartments in Butterfly Gardens in LaPorte, Indiana or in one of their group homes.

The assistance Swanson Center provides to homeless individuals through their case management services shortens the time period that a person experience homelessness. Case management services assist the homeless individual with a disability diagnosis, a source of income through disability payments, and eventually a place to live. Once a source of income is secured and a place to live is found, the individual transitions to a regular case management and treatment program provided through Swanson Center.

Catholic Charities provides financial assistance to individuals at risk of homelessness using a CDBG grant from the City of LaPorte. The purpose of the grant is to keep individuals housed. Rental/mortgage assistance is provided for one month. In addition to the financial assistance, participants must complete a self-sufficiency program taught by Catholic Charities staff. Catholic Charities provides self-sufficiency classes at the Center Township Trustee's Office on a weekly basis.

Catholic Charities, Swanson Center and The Pax Center are all active members of the HOME Team. The City of LaPorte will continue to advocate on behalf of these agencies in providing services to homeless individuals and families. The City of LaPorte budgeted \$19,000 for activities provided by Catholic Charities and Swanson Center.

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

Once again, Catholic Charities is assisting low-income individuals and families in avoiding homelessness. The City is funding homeless prevention services provided by Catholic Charities in the amount of \$8,000.

Also, the City of LaPorte is providing \$240,000 in funding for the single family rehab program. During PY 2016, the City assisted six households with repairs to their homes to eliminate code violations and

enhance sustainability living in the house. Rebuilding Together provided services to ten households in May 2017 increasing the number of participants by one over the number receiving assistance in 2016.

The City of LaPorte does not have an independent discharge policy. However, there are many not-for-profit agencies throughout LaPorte County that have discharge plans for the LaPorte area. Swanson Center, the comprehensive mental health center for LaPorte County, has 13 beds allocated in state hospitals for LaPorte County residents. Case managers from Swanson Center collaborate with the discharge planner of the state hospital to ensure that services and housing are in place at the time of discharge. The City of LaPorte maintains an extensive referral list of various services to assist those locating in the area following the discharge from a publicly funded institution or system of care.

Staff will provide supportive services/information to any group attempting to open an emergency shelter. Furthermore, the City will continue to support efforts of the HOME Team during PY 2017.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

The City of LaPorte does not receive HOPWA funding. There is no activity proposed for HOPWA funds during PY 2017.

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

Introduction

The City's vision for its growth is based on a strong interest in maintaining a more diverse community with a fair distribution of affordable housing throughout its different neighborhoods. The City also views home ownership as a catalyst to further expand its economic base and create a viable and thriving community. Conditions that have the potential to becoming a barrier to affordable housing are the high cost of housing including a mortgage payment and taxes; and the lack of affordable credit. Within the City of LaPorte, 69% of the housing was constructed prior to 1950 resulting in high costs of maintenance and a presence of lead-based paint hazards.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The 2017 Annual Action Plan contains initiatives that seek to enhance home ownership, preserve the character of the City's neighborhoods, and provide high quality affordable owner-occupied housing. The City will continue to assist current home owners who cannot afford the high cost of maintaining their homes.

Using CDBG funding for PY 2017, the City will support several barriers that are reported previously in the AAP. Specifically, they are:

- Improve housing quality within the City;
- Improve neighborhood conditions; and
- Expand homeownership opportunities.

These activities will be funded using the Community Development Block Grant:

- | | |
|---|-----------|
| • Owner-Occupied Rehab Program | \$240,000 |
| • Public Service Grant to Housing Opportunities | \$ 5,000 |
| • Sidewalk Improvement Program | \$100,000 |

Discussion

The funded activities include \$95,593 in reprogrammed funds allocated to demolition and sidewalks. In effort to assist low and moderate-income families in low-mod parts of the City and to comply with a court ordered mandate on repairing sidewalks, the City will reprogram \$95,593 of unused funds to repair/replace sidewalks, install handicapped ramps at intersections, and plant trees along the streets in

low-mod sections of the City.

The Owner-Occupied Rehab Program will assist existing low and moderate-income home owners to maintain their homes, maintain the neighborhood character, and remove blighted structures that negatively influence property values.

Housing Opportunities will provide housing counseling for individuals interested in purchasing a home for the first time. Additionally, Housing Opportunities will provide counseling for those at-risk of losing their home via foreclosure actions. This agency also provides post-purchase counseling for individuals already home owners especially for home owners participating in the Owner-Occupied Rehab Program.

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AP-85 Other Actions – 91.220(k)

Introduction

This section of the Annual Action Plan describes LaPorte's planned activities to implement the following strategies as outlined in the Consolidated Plan 2014-2018:

- Obstacles to meeting underserved needs;
- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to addressing obstacles to meeting underserved needs is a shortage of funding. Agencies serving the underserved continue to experience reductions in funding from both governmental and private sources. Since 2004 when LaPorte received entitlement community status, the City of LaPorte's CDBG funding levels have declined by 31.5%. Mirroring this trend is the increasing difficulty in leveraging funds through state and private resources that have also been decreasing in recent times.

Despite these challenges, the City of LaPorte beginning October 1, 2017, will continue to support the HOME Team, non-profit agencies, homeless providers, and special needs groups to meet the needs of the underserved community. The City will also continue to seek additional private and public partners to create a larger pool of resources. In Program Year 2016, this pool consists of seven not-for-profit agencies. These agencies will provide services to residents ranging from children to older adults and are listed in the project tables.

Actions planned to foster and maintain affordable housing

In the 2014-2018 Consolidated Plan, it was shown that affordable housing is a priority for the City of LaPorte. The City proposes to use a portion of its entitlement grant for the preservation and development of affordable housing that services low and moderate-income families and for services that address homelessness. Through its owner-occupied rehab program, the City proposes to provide

financial assistance to five households.

Actions planned to reduce lead-based paint hazards

The City of LaPorte will address the problem of lead-based paint hazards by:

- Providing written materials to home owners participating in the owner-occupied rehab program;
- Completing a lead-based paint risk assessment on all house enrolled in the owner-occupied rehab program;
- Incorporating lead-based paint remediation in all of the work scopes for the houses enrolled in the owner-occupied rehab program;
- Assist other housing development organizations such as Habitat for Humanity in the development and construction of new affordable housing free from lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of LaPorte will focus on enhancing conditions that reduce the number of poverty-level individuals and families that can be realized. The City will target CDBG and other local resources to activities that support family services and affordable housing. The goals of these efforts are to:

- Foster self-sufficiency; and
- Assist with employment opportunities.

The City will fund seven agencies that work with impoverished families/individuals or create opportunities for economic well-being. The owner-occupied rehab program also will assist in reducing the risk of poverty through making home ownership more sustainable. Replacement of windows, installation of energy-efficient furnaces and installation of attic insulation will reduce monthly energy bills. These reductions especially during the winter months will save monthly budget funds for the participating families. Additionally, many participants will realize a reduction in hazard insurance because of the new furnaces and repairs to electrical systems, and for roofing replacements.

Actions planned to develop institutional structure

The Office of Community Development and Planning currently has three employees. One person is employed full-time in the CDBG program. Two other full-time employees allocate most of their time among community development tasks/projects.

Procedures are in place to meet a variety of requirements and conditions to operate the CDBG program. The Office of Community Development and Planning follows a Standard Operating Procedures Manual for the CDBG program. Additionally, the CDBG Program Manager uses a time sheet to track time

allocated to specific CDBG activities.

Actions planned to enhance coordination between public and private housing and social service agencies

The City relies on private not-for-profit organizations as well as for-profit entities to acquire, develop, build, and rehabilitate resident units. The City will continue to work with local builders and developers, financial institutions, and other entities to ensure the new affordable units are produced on a regular basis.

Through the efforts of the HOME Team, the City is an active participant in the coordination and development of homeless activities on a county-wide basis.

There is no public housing authority in the City of LaPorte. All coordination takes place among private housing and social service agencies.

Discussion

The City administration and its staff persons continue to work together to address the many needs of the community. Through collaboration, the leveraging of resources, and improved tracking of needs, the City will be in a better position to meet the needs of the community.

Program Specific Requirements

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

Introduction

The Community Development Block Grant funding will be used during PY 2017 for public services, public infrastructure, tree planting, administration and planning, and owner-occupied rehabilitation.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

Discussion

During the past three program years, the City of LaPorte, Indiana received unanticipated program income from the owner-occupied rehab program. Home owners sold their homes during the seven-year recapture period thereby generating recaptured funds. The recaptured funds are not program income; however, the City of LaPorte chooses to receipt the funds in IDIS as program income. This action better documents the receipting activity and use of the recaptured funds.

Attachments

DRAFT

Citizen Participation Comments

DRAFT

Citizen Participation Comments

DRAFT

Grantee SF-424's and Certification(s)

DRAFT

Grantee SF-424's and Certification(s)

DRAFT