

M I C H I G A N C I T Y C O N S O L I D A T E D P L A N 2 0 0 9

Strategic Plan for Years 2009 through 2014 Annual Action Plan for 2009



Prepared for

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LIST OF FREQUENTLY USED ACRONYMS FOUND IN THE CONSOLIDATED PLAN

AHP	Affordable Housing Program - grant program through the Federal Home Loan Bank
BMW	Below market interest rate
CAP	Community Action Program agency
CBDO	Community Based Development Organization - As defined by the CDBG regulations in 24 CFR 570.204(c)
CDBG	Community Development Block Grants
CHDO	Community housing development organization - a special kind of not-for profit organization that is certified by the Indiana Housing Finance Authority
CPD Notice	Community Planning and Development Notice - issued by the U.S. Department of Housing and Urban Development to provide further clarification on regulations associated with administering HUD grants
DNR	Department of Natural Resources
ESG	Emergency Shelter Grant - operating grants for emergency shelters. Applied for through the Family and Social Services Administration
FEMA	Federal Emergency Management Agency
FHLBI	Federal Home Loan Bank of Indianapolis
First Home	Single family mortgage program through IHFA that combines HOME dollars for down payment assistance with a below market interest rate mortgage
FMR	Fair market rents
FMV	Fair market value
FSSA	Family and Social Services Administration
HOC/DPA	Homeownership Counseling/Down Payment Assistance
HOME	HOME Investment Partnerships Program (24 CFR Part 92)
HOPWA	Housing Opportunities for Persons With AIDS - grant program awarded by HUD to the State Department of Health and administered by AIDServe Indiana
HUD	U.S. Department of Housing and Urban Development
IACED	Indiana Association for Community Economic Development
IDEM	Indiana Department of Environmental Management
IHCDA	Indiana Housing and Community Development Authority
LIHTF	Low Income Housing Trust Fund
MBE	Minority Business Enterprise - certified by the state Department of Administration
NAHA	National Affordable Housing Act of 1990 - federal legislation that created the HOME Investment Partnerships Program
NOFA	Notice of Funds Availability
QCT	Qualified census tract

RHTC	Rental Housing Tax Credits (also called Low Income Housing Tax Credits or LIHTC)
S+C	Shelter Plus Care - part of the McKinney grant that is applied for directly to HUD through the SuperNOFA application
SHP	Supportive Housing Program - part of the McKinney grant that is applied for directly to HUD through the SuperNOFA application
SRO	Single room occupancy
SuperNOFA	Notice of Funds Availability issued by HUD for a number of grant programs. It is an annual awards competition. Shelter Plus Care and Supportive Housing Program and Housing Opportunities for Persons With Aids are some of the programs applied for through this application process.
TBRA	Tenant-Based Rental Assistance
URA	Uniform Relocation Act
WBE	Women Business Enterprise - certified by the state Department of Administration

EXECUTIVE SUMMARY

Purpose of the Consolidated Plan

Michigan City's Consolidated Plan for Housing & Community Development serves four separate but integrated functions:

- It is a community-based planning document for the City;
- It is the application to the U.S. Department of Housing & Urban Development for the City's formula-based Community Development Block Grant (CDBG);
- It describes the strategies the City will follow in carrying out its CDBG programs for the period October 1, 2009 through September 30, 2014; and
- It includes an annual action plan against which performance can be measured.

Development of the Consolidated Plan

The Community Development Block Grant (CDBG) program is currently the only federal formula grant program covered by Michigan City's consolidated plan. The CDBG Program provides federal funds to cities to undertake certain kinds of community development and housing activities. Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate-income. Each activity must meet one of the three broad national objectives of:

1. Benefit to low-and moderate-income families. (At least 70% of the City's CDBG expenditure must benefit low-and moderate-income residents.)
2. Aid in the prevention of elimination of slums or blight.
3. Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

CDBG programs will be administered by Michigan City on a single consolidated program year, established by Michigan City. The next program year shall run for a twelve month period and begin on October 1, 2009.

Michigan City consulted with several government agencies and non-profit organizations in the course of preparing the Consolidated Plan. The Plan is also consistent with, and incorporates the recommendations of a number of other municipal studies and plans that took place in Michigan City and La Porte County.

Citizen Participation Process

The Citizen Participation Plan was released for public comment at a public hearing on May 28, 2009. Copies of the Citizen Participation Plan were made available on the city's website www.emichigancity.com and at the following locations:

- City Hall
- Michigan City Public Library

- Michigan City Housing Authority Main Office.

See Appendix E for Michigan City's full Citizen Participation Plan.

No comments, complaints, or questions regarding the Citizen Participation Plan were received. The Citizen Participation Plan was formally adopted by the Michigan City Redevelopment Commission on June 14, 2004. The Michigan City Planning and Inspection Department and the Citizen's Advisory Committee (CAC) are working to ensure that all aspects of the Citizen Participation Plan are being met.

After the Consolidated Plan is released for public comment on June 25, 2009, Michigan City will have held a total of two public meetings to discuss all aspects of the 2009 Consolidated Plan. In addition to the public meetings, surveys were mailed out to approximately 5,000 housing units in Michigan City. Also, citizens were able to comment on the Consolidated Plan from June 25th to August 10th via written comments.

Housing Market Analysis

Michigan City, Indiana is the largest city in La Porte County. The city is situated at the mouth of Trail Creek on Lake Michigan, forty-six miles southeast of Chicago and twelve miles northwest of La Porte. Michigan City was first settled in 1831 and incorporated as a town in 1836 with the hopes that it would become the major port on southern Lake Michigan and future Midwestern center of commerce; however, neither happened as Chicago, Illinois received both designations.

Housing may be the single most important element in any community. Housing stock is the largest long-term asset in most towns, cities, and counties. Since residential development is usually the predominant user of urban land, taxes on housing constitute a principal source of local government revenue. Housing can also be a major expenditure for local government entities and housing definitely represents the largest purchase made by many individuals and families. For those who rent or lease, housing usually represents their largest monthly expenditure. As an industry, housing represents a major portion of the economic life of any community. Generally, the demand for housing originates from four sources: Population Growth; Aging Community, Rehabilitation/Replacement Housing, Economic Growth/Job Creation.

Housing costs in general are a primary determinant of the need for housing assistance. The two main factors affecting housing cost are household income and housing condition. Household income levels directly impact the level of housing costs families can afford. The conditions of housing units largely determine the actual costs of those units. As a result, housing quality usually correlates with household income. As household income increases, families can afford higher quality, more expensive housing. Higher priced housing is typically characterized by newer components (with a longer life expectancy because of advanced technology and less wear and tear), large living spaces that help prevent overcrowding, and basic amenities that ensure adequate plumbing, heating and kitchen facilities as required by more recent building codes. Substandard housing units typically have lower rents and purchase prices because of reduced marketability.

Housing and Homeless Needs Assessment

The housing and homeless needs section of the consolidated plan summarizes data on the current need for:

- Housing assistance for extremely low, low, moderate and middle income households;
- Housing assistance for renters and owners, elderly, individuals, large families, persons with HIV/AIDs and their families, and for persons with disabilities;
- Shelter and supportive services for homeless persons; and,
- Supportive housing for persons with special needs

Housing Needs

Housing needs can be roughly defined as the number and type of housing units required to accommodate a population at a given housing occupancy level. Determining and addressing the housing needs of a community is a crucial part of state and local planning because these assessments determine areas in which supply of adequate housing is failing to meet demand.

Housing needs for Michigan City have been identified through census data analysis, research, surveys, and community input. The Michigan City Citizen's Advisory Committee also provided valuable community information through community meetings. All of these tools were used to determine and prioritize strategies to meet housing and homeless needs.

This section analyzes the housing problems and assistance needed of households by various income groupings. For this Consolidated Plan, a household with a housing problem is described as:

- Occupying a housing unit that meets the U.S. Census definition of having a physical defect (lacking complete kitchen or bathroom);
- Overcrowded (more than one person per room living in a unit); and/or,
- Cost burdened (occupant spending more than 30% of his or her income on monthly rent or mortgage payments)

Household Income

Household income determines a family's or individual's ability to afford housing expenses. Household income information is fundamental in determining housing policy for a community. A community's housing stock must be appropriate to serve all residents, regardless of age, race, or income. Also, a balanced supply of housing assists the local economy by providing affordable housing to all families and by attracting industries that rely on the availability of workers.

According to HUD Low/Mod data, approximately 937 family households in Michigan City are considered to be very-low income, 2,159 family households are considered to be low-income, and 3,752 family households are considered to be moderate-income. HUD Low/Mod data is not available for family households at the middle income level.

Housing Cost Burden

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of a households gross income. A household paying more than 30 percent of

their total income towards their rent or mortgage is considered to be cost burdened. A household paying more than 50 percent of their income towards their rent or mortgage is considered to be severely cost burdened. Cost burden also varies depending on whether the household is owner-occupied or renter-occupied because financing and tax advantages of homeownership can reduce the financial burden. Typically, renter-occupied units have a higher percentage of low-income households than owner-occupied units. Therefore a higher percentage of renters spend a larger percentage of their income on gross rent. According to 2000 HUD, CHAS data listed in the chart below, approximately 32.8% of renters and 18.4% of home owners in Michigan City are considered to be cost burdened. And 15.7% of renters and 6.5% of homeowners in Michigan City are considered to be severely cost burdened.

Housing Assistance Needed by Group and Income Level

According to HUD CHAS data, approximately 26.5% of households in Michigan City are in need of some form of housing assistance, with Very-Low Income renters having the greatest need and Very-Low Income home-owners having the second greatest need. Many Michigan City families (small and large) and elderly of both tenures are in need of some form of housing assistance at all income levels. Approximately 40.6% of disabled renters and 25.4% of disabled homeowners are in need of housing assistance. HUD CHAS data also shows that a larger percentage of both renter and owner-occupied minority households are in need of housing assistance than white households. Also, according the Aliveness Project, an organization that provides comprehensive case management to persons diagnosed with HIV/AIDS in La Porte County, Michigan City has approximately 46 individuals that have been diagnosed with HIV/AIDS that are in need of supportive services.

Homeless

Homelessness is a growing problem in Michigan City, as it is in most other cities across the country. In the first part of 2009, the Michigan City homeless shelter, Sand Castle Shelter, was forced to turn away approximately 23 homeless individuals. The Faith Based Men's Shelter Program, which is organized by the Michigan City Salvation Army, a group of faith based organizations, and volunteers, constantly has more individuals seeking shelter than what they have beds for, especially in the winter months, and allows men to sleep on the floor. Stepping Stone Domestic Violence Shelter is currently able to handle most of the people that currently seek domestic violence related services; however, as awareness about available domestic violence resources increases, so does the population they serve. In just the beginning of 2009, they provided emergency services to approximately 15 families.

Special Needs (Non-Homeless)

For the purpose of this Consolidated Plan, special needs populations include people with disabilities(mental, physical, developmental), persons with alcohol or drug addiction, persons with HIV/AIDS and their families, and public housing residents. Supportive housing for special needs populations is a very important but sometimes difficult component of a community's housing plan because these populations usually require more services than the typical household. In most communities, special needs individuals are often forced to live in close proximity to the social services and programs they depend on.

Strategic Plan and Action Plan

Michigan City's mission is to improve the quality of life for extremely low-income, low-income, and moderate-income individuals and families through the development and implementation of programs that will provide decent housing, provide a suitable living environment, and expand economic opportunity for all Michigan City residents.

Michigan City will initially focus on areas with high concentrations of extremely low and low-income individuals, paying specific attention to areas that have high concentrations of minorities. In order to address the needs of these areas, the strategies and projects listed below have been developed and ranked in order of their priority:

1. Increase access to affordable rental housing
Michigan City Rental Assistance Program
2. Increase the number of persons moving from homelessness or transitional housing to permanent housing
Michigan City Permanent Supportive Housing Program
3. Increase the quality of owner housing
Michigan City Owner-Occupied Rehabilitation Program
Michigan City Housing Code Enforcement Program
4. Improve the quality of public improvements for lower income persons
Michigan Blvd. Street Improvements
5. Improve the services for low-income persons
Michigan City Education, Outreach, Prevention, and Case Management Programs
Michigan City Senior Citizen Supportive Services Program
6. Improve economic opportunities for lower income persons
Michigan City Job Training and Entrepreneurial Development Program
7. Increase the quality of rental housing
Michigan City Rental Rehabilitation Program
Michigan City Rental Housing Code Enforcement Program
8. Increase access to affordable owner housing
Michigan City Homeownership and Down payment Assistance Program
Michigan City New Home Construction Program
Michigan City Acquisition and Rehabilitation Program
9. Increase the quality of neighborhood facilities for lower income persons
Michigan City Neighborhood Facilities Improvement Program
10. Increase the range of housing options and related services for persons with special needs
HOME Team
11. Increase livability for low income persons
Demolition Program
Graffiti Removal Program

In addition to the above strategies, Michigan City also developed strategies to address poverty, homeless needs, special needs, community and economic development and neighborhood revitalization, barriers to

affordable housing, and lead-based paint hazards.

Monitoring

CDBG Program Staff is responsible for monitoring all CDBG related activities to ensure that National Objectives are being met. Staff continues desk reviews as a key component of the basic monitoring activities. Materials submitted to the CDBG office are reviewed, as well as progress reports. Progress reports are required as part of the Public Services grants and are assisting in keeping subrecipients on track for expenditures. On-site reviews will be scheduled at least once in the coming year for recipients of Public Services funds to ensure compliance with HUD regulations.

The CDBG Program is advised by the Citizens' Advisory Committee (CAC). The CAC is composed of representatives from neighborhoods, not-for-profit agencies, the elderly and disabled, the homeless, banking, funders, and public housing residents. The CAC advises the Mayor and Administration on policies and practices related to housing, homelessness, community development, and neighborhood revitalization.

The City will ensure long term compliance by following the five year Consolidated Plan. CDBG staff will review its performance each quarter in regards to how well actions comply with goals and objectives set forth in the City of Michigan City's Consolidated Plan.

I. PURPOSE OF THE CONSOLIDATED PLAN

Functions

Michigan City's Consolidated Plan for Housing & Community Development serves four separate but integrated functions:

- It is a community-based planning document for the City;
- It is the application to the U.S. Department of Housing & Urban Development for the City's formula-based Community Development Block Grant (CDBG);
- It describes the strategies the City will follow in carrying out its CDBG programs for the period October 1, 2009 through September 30, 2014; and
- It includes an annual action plan against which performance can be measured.

Goals

The basic goals of Michigan City's community planning and development programs are to:
Provide Decent Housing:

- Assist homeless persons to obtain appropriate housing
- Assist persons at risk of becoming homeless
- Retain the affordable housing stock
- Make available permanent housing that is affordable to low-income residents without discrimination
- Increase the supply of supportive housing for persons with special needs, including persons with HIV/AIDS and their families
- Provide affordable housing that is accessible to job opportunities

Provide a Suitable Living Environment:

- Improve the safety and livability of neighborhoods
- Increase access to quality public and private facilities and services
- Reduce isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods
- Restore and preserve properties of special value for historic, architectural or aesthetic reasons
- Conserve energy resources

Expand Economic Opportunity:

- Create jobs accessible to low-income persons
- Provide access to capital and credit for development activities that promote the long-term economic and social viability of the community
- Establish, stabilize and expand small businesses
- Empower low-income persons to achieve self-sufficiency to reduce generations of poverty in federally assisted public housing

II. DEVELOPMENT OF THE CONSOLIDATED PLAN

Applicable Programs

The Community Development Block Grant (CDBG) program is currently the only federal formula grant program covered by Michigan City's consolidated plan. The CDBG Program provides federal funds to cities to undertake certain kinds of community development and housing activities. Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate-income. Each activity must meet one of the three broad national objectives of:

1. Benefit to low-and moderate-income families. (At least 70% of the City's CDBG expenditure must benefit low-and moderate-income residents.)
2. Aid in the prevention of elimination of slums or blight.
3. Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Activities considered to aid in the prevention or elimination of slums or blight are those located within a delineated area which 1) meets a definition of a slum, blighted, deteriorated, or deteriorating area under state or local law, and 2) where there is a substantial number of deteriorating or dilapidated buildings or improvements needed throughout the area.

Other applicable laws, including Civil Rights Laws, Environmental Review, Labor Standards, etc., must be followed in carrying out activities funded through the CDBG Program.

Consolidated Program Year

CDBG programs will be administered by Michigan City on a single consolidated program year, established by Michigan City. The next program year shall run for a twelve month period and begin on October 1, 2009. Michigan City may either shorten or lengthen its program year to change the beginning date of the following program year, provided that it notifies HUD in writing at least two months before the date the program year would have ended if it had not been lengthened or at least two months before the end of a proposed shortened program year.

Submission Date

In order to facilitate continuity in its program and to provide accountability to citizens, Michigan City will submit its consolidated plan to HUD at least 45 days before the start of its program year. The Plan will be deemed approved 45 days after HUD receives the plan, unless HUD has notified Michigan City that the plan was disapproved.

The action plan and the certifications will be submitted on an annual basis. The complete submission must be submitted less frequently, in accordance with a period to be specified by

Michigan City; however, in no event shall the complete submission be submitted less frequently than every five years.

Consultation

Michigan City consulted with the following entities in the course of preparing the Consolidated Plan. These entities are described in the Institutional Structure and Coordination section of the Plan on pages 58-66. The City of Michigan City is the lead agency in the creation of the Consolidated Plan.

Michigan City Housing Authority	Michigan City Historic Review Board
North Central Community Action Agency	Michiana Resources
Michigan City Housing Development Corporation	Health Linc
Citizen’s Concerned for the Homeless, Inc.	Michigan City Planning Commission
Michigan City Redevelopment Commission	Stepping Stone Shelter for Women, Inc.
La Porte County Habitat for Humanity	La Porte County Commissioners
Area II Agency on Aging and Community Services	La Porte County Health Department
Aliveness Project (HIV services, no HOPWA)	Swanson Center
Michigan City Economic Development Corporation	Michigan City Township Trustee
La Porte County Division of Family and Social Services	Madeline and George Smert Neighborhood Center
American Red Cross - LaPorte County Chapter	Open Door Adolescent Health Center
Covering Kids and Families of LaPorte County	New Life House

Michigan City collaborates with the city of La Porte and La Porte County governments as well as with agencies within their jurisdictions. These organizations are members of the La Porte County HOME Team which collaborates for the creation of plans such as the 10 Year Plan to End Homelessness and participate in the six county Continuum of Care of Northwest Indiana to serve the needs in their community.

Relation to Other Plans

The Consolidated Plan is consistent with, and incorporates the recommendations of a number of other municipal studies and plans. Those include:

La Porte County Homeless Needs Assessment

Completed in 2007, the La Porte County Homeless Needs Assessment serves as La Porte County’s preliminary assessment of homeless prevention and intervention services. It supplies stakeholders with a comprehensive analysis of the county’s homeless needs and emergency service system.

La Porte County 10 Year Plan to End Homelessness



The La Porte County 10 Year Plan to End Homelessness is expected to be completed by 2010. This plan, created through the collaboration of local units of government and various service providers, will lay out a 10 year action plan designed to end homelessness in La Porte County.

Housing Needs Assessment for Michigan City, Indiana

The Housing Needs Assessment serves as a reference point for those interested in providing safe, decent, and affordable housing in Michigan City. The document examines the housing affordability and housing conditions for present and future residents.

Analysis of Impediments to Fair Housing Choice in Michigan City, Indiana

Completed in 2005, the Analysis of Impediments to Fair Housing Choice was created to Affirmatively Further Fair Housing in compliance with the 2004 Consolidated Plan for the U.S. Department of Housing and Urban Development. The purpose of the plan is to eliminate discrimination and segregation in housing on the basis of race, color, religion, sex, age, disability, familial status, or national origin, and to expand housing choices for all residents of Michigan City.

2008 PHA Plan

Completed in 2008, Michigan City Housing Authority's 2008 PHA Plan is an annual plan that is submitted to HUD as part of the 2005-2009 5 Year Plan.

III. CITIZEN PARTICIPATION PROCESS

Release Date and Adoption of the Citizen Participation Plan

The Citizen Participation Plan was released for public comment at a public hearing on May 28, 2009. Copies of the Citizen Participation Plan were made available on the city's website www.emichigancity.com and at the following locations:

- City Hall
- Michigan City Public Library
- Michigan City Housing Authority Main Office.

See Appendix E for Michigan City's full Citizen Participation Plan.

No comments, complaints, or questions regarding the Citizen Participation Plan were received. The Citizen Participation Plan will be adopted by the Michigan City Council on July 7, 2009. The Michigan City Planning and Inspection Department and the Citizen's Advisory Committee (CAC) are working to ensure that all aspects of the Citizen Participation Plan are being met.

Public Meetings and Citizen Input

After the Consolidated Plan is released for public comment on June 25, 2009, Michigan City will have held a total of two public meetings to discuss all aspects of the 2009 Consolidated Plan. For a complete list of public meetings, publisher affidavits, and meeting sign-in sheets, see

Appendix G.

In addition to the public meetings, surveys were mailed out to approximately 5,000 housing units in Michigan City. See Appendix H for survey results.

Also, citizens were able to comment on the Consolidated Plan from June 25th to August 10th via written comments.

IV. HOUSING MARKET ANALYSIS

Geographic Location

Michigan City, Indiana is the largest city in La Porte County. The city is situated at the mouth of Trail Creek on Lake Michigan, forty-six miles southeast of Chicago and twelve miles northwest of La Porte. Michigan City was first settled in 1831 and incorporated as a town in 1836 with the hopes that it would become the major port on southern Lake Michigan and future Midwestern center of commerce; however, neither happened as Chicago, Illinois received both designations.

Figure 1



Housing Supply

Housing may be the single most important element in any community. Housing stock is the largest long-term asset in most towns, cities, and counties. Since residential development is usually the predominant user of urban land, taxes on housing constitute a principal source of local government revenue. Housing can also be a major expenditure for local government entities and housing definitely represents the largest purchase made by many individuals and families. For those who rent or lease, housing usually represents their largest monthly expenditure. As an industry, housing represents a major portion of the economic life of any community.

As Figure 2 and Table 1 listed below illustrates, 16.8% of housing units in Michigan City are vacant, which is above La Porte County's average of 13% and the state's average of 11.1%.

Figure 2

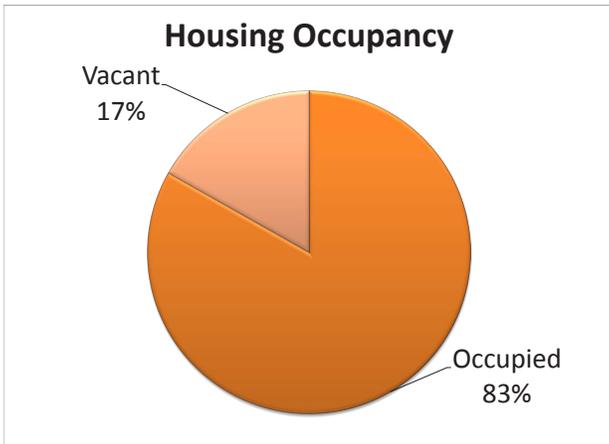


Table 1: Housing Occupancy Trends

Location	Occupied	Vacant
Michigan City	87.2%	16.8%
LaPorte County	87.0%	13.0%
Indiana	88.9%	11.1%

Source: U.S. Census Bureau, 2000

From 1990 to 2000, Michigan City’s total housing stock increased from 13,995 to 14,221, an increase of 1.6%, and by 2007 it increased again to 14,642 units, an increase of 2.9%. Between 2000 and 2007, occupied housing units continued in a downward trend and decreased by 2.9% while vacant housing units increased by 46.9%.

Figure 3

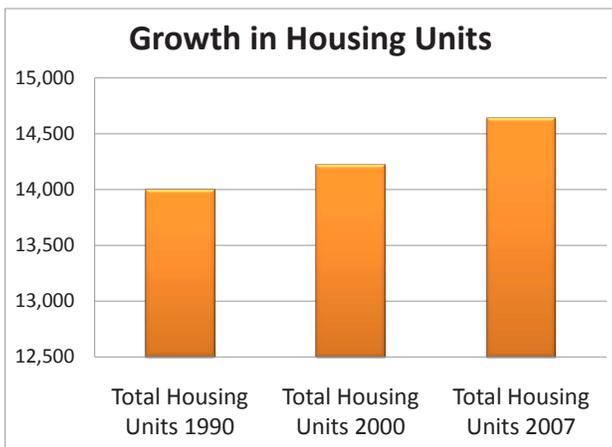


Figure 4

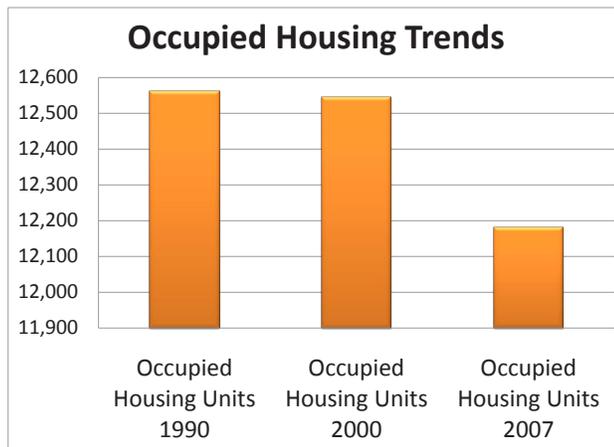
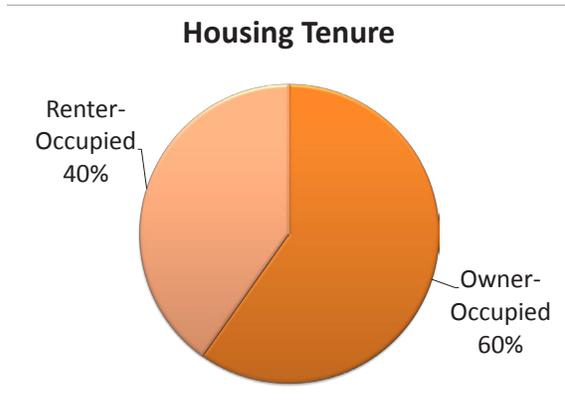


Figure 5



As Figure 6 illustrates, 60% of housing units in Michigan City are owner-occupied, which is below La Porte County’s average of 75.5% and the state’s average of 72.1%.

Figure 6



Location	Owner-Occupied	Renter-Occupied
Michigan City	59.8%	40.2%
LaPorte County	75.5%	24.5%
Indiana	72.1%	27.9%

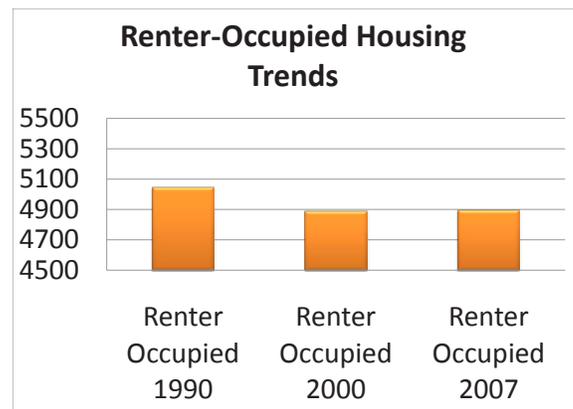
Source: U.S. Census Bureau

From 1990 to 2000, Michigan City’s total owner-occupied housing units increased from 7,515 to 7,663 which is a 2% increase. However, in 2007 the total number of owner-occupied housing units decreased by 4.9% to 7,286. Renter-occupied housing units decreased between 1990 and 2009 from 5,047 to 4,887, and increased only .2% in 2007 to 4897.

Figure 7



Figure 8



The decline in the number of occupied housing units is in keeping with the decline in the city’s population in recent years. Also, as city residents continue to age and children move out of their parent’s homes, household sizes tend to become smaller. As Table 3 demonstrates, the average household size of both owner-occupied and renter-occupied housing units declined from 1990 to 2000 and again from 2000 to 2007. This trend is expected to continue as family sizes continue to decline.

Year	Persons per owner-occupied unit	Persons per renter-occupied unit
1990	2.71	2.39
2000	2.49	2.28
2007	2.41	2.28

Source: U.S. Census Bureau

Figure 9

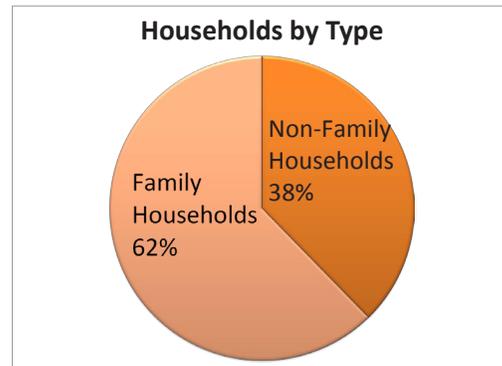


Figure 9 above and Table 4, and Figures 10 and 11 below provide information on Michigan City Households by Type. From 1990 to 2000, Family Households decreased from 8,275 to 7,903, and again in 2007 to 7,575 which is a 4.5% decrease from 2000 to 2007. Non-Family Households increased from 4,287 to 4,647 between 1990 and 2000, but decreased between 2000 and 2007 from 4,647 to 4,587, a 1.2% decrease. Also, it's important to note the large increases of all categories except for Married Couple Families, which experienced steady decline, and Other Non-Family Household Types, which saw an increase between 1990 and 2000 but decreased between 2000 and 2007.

Households	1990	2000	2007	Numeric Change		Percent Change	
				1990-2000	2000-2007	1990-2000	2000-2007
Family Households	8,275	7,903	7,595	-372	-308	-4.50%	-3.90%
- Married-couple family	5,824	5,018	4,318	-806	-700	-13.84%	-13.94
- Female householder, no husband present	1,997	2,271	2,633	274	362	13.72%	15.94
- Male householder, no wife present	454	614	644	160	30	35.24%	4.89
Non-Family Households	4,287	4,647	4,587	360	-60	8.40%	-1.29
- Householder living alone	3,675	3,884	3,964	209	80	5.69%	2.06
- Other non-family household types	612	763	623	151	-140	24.67%	-18.35
Total Households	12,562	12,550	12,182	-12	-368	-0.10%	-2.93

Figure 10

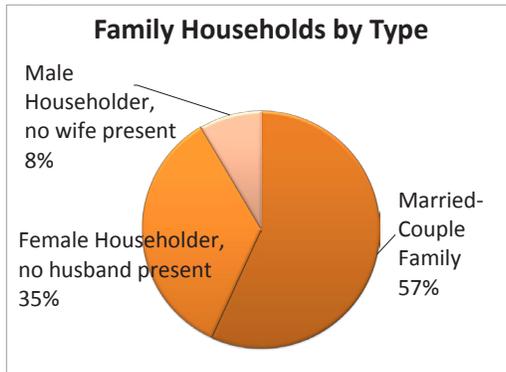
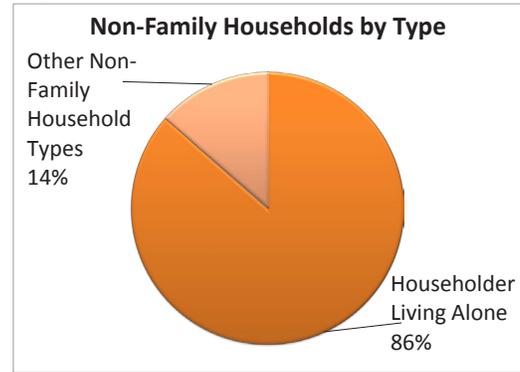


Figure 11



Housing Demand and Condition

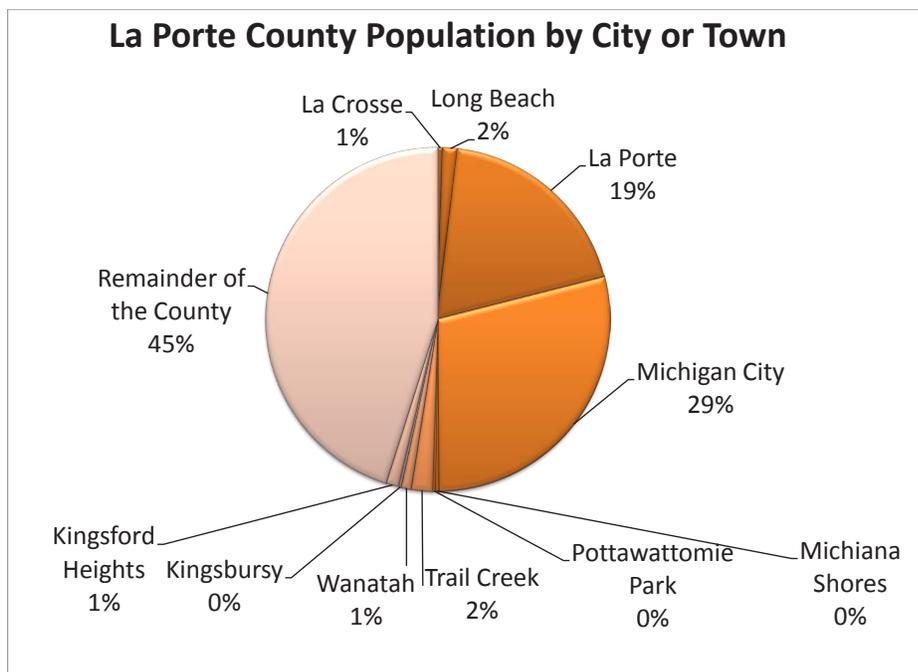
Generally, the demand for housing originates from four sources:

- Population Growth
- Aging Community
- Rehabilitation/Replacement Housing
- Economic Growth/Job Creation

Population Growth

As shown in Figure 12, Michigan City's population makes up approximately 29% of La Porte County's total population. With a 2007 estimated population of approximately 31,851, Michigan City is the largest city in the county and is a regional hub for government, commerce, and social services.

Figure 12*

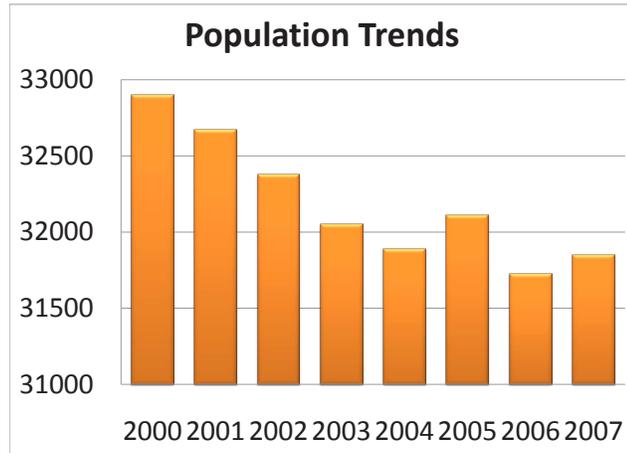


* Indicates data that was not updated in the 2005-2007 American Community Survey.

According to Table 5, Michigan City has been experiencing a decline in population since the late 1970's. This trend does not appear to be changing, as recent population trends show that Michigan City's population decreased by 2.73% from 1990 to 2000 and 4.09% from 2000 to 2007. This continual decline in population can indicate a need for more housing opportunities.

Year	Population	Numerical Change	Percent Change
1900	14,850		
1910	19,027	4,177	28.13%
1920	19,457	430	2.26%
1930	26,735	7,278	37.41%
1940	26,476	-259	-0.97%
1950	28,395	1,919	7.25%
1960	36,653	8,258	29.08%
1970	39,369	2,716	7.41%
1980	36,850	-2,519	-6.40%
1990	33,822	-3,028	-8.22%
2000	32,900	-922	-2.73%
2007	31,553	-1,347	-4.09%
Source: U.S. Census Bureau			

Figure 13



Aging Community

Age estimates in Table 6 reveal that approximately 26.1% of the population is under the age of 19. As this group continues to age, they may create future housing demand. It is also important to pay attention to the 18.6% of persons in the 60 years and older category, which has increased from 17.7% in 2000, because this group often requires assistance in maintaining homes or requires special living accommodations.

Population by Age	Percentage of Total Population
Under 5 Years	7.0%
5 to 9 years	6.9%
10 to 14 years	5.8%
15 to 19 years	6.4%
20 to 24 years	6.4%
25 to 34 years	15.9%
35 to 44 years	13.3%

Table 6: Community Age Distribution	
45 to 54 years	13.7%
55 to 59 years	6.0%
60 to 64 years	4.6%
65 to 74 years	6.2%
75 to 84 years	5.9%
85 years and older	1.9%
Median Age	
35.8 Years	

Rehabilitation/Replacement Housing

While housing stock increased from 1990 to 2007, the number of residential building permits issued in the last few years has declined. A high vacancy rate and information in Table 8 below illustrate an aging housing stock that may be in need of rehabilitation. Generally structures older than 40 years that have never been renovated are in need of rehabilitation. Also, as determined by the Indiana Department of Natural Resources, Archaeological and Historical Division, a home 50 years old or older could be considered for inclusion in the National Historic Register, pending its historical significance. Approximately 45% of homes in Michigan City are 40 years old or older. It is essential that the city update and rehabilitate its housing stock to maintain safe, decent, and quality housing. Table 9 further demonstrates how housing units in Michigan City are aging, as about 48% of householders have lived in their homes for more than 10 years.

Table 7: Residential Building Permits				
Family Size	2004	2005	2006	2007
Single Family	77	74	55	40
Two Family	0	0	0	0
Three and Four Family	13	10	7	9
Five or More Family	0	0	0	0
Total	90	84	62	49
Source: U.S. Census Bureau				

Table 8	
Year Structure Built	Percent
2005 or later	0.1%
2000 to 2004	4.6%
1990 to 1999	8.9%
1980 to 1989	7.2%
1970 to 1979	14.7%
1960 to 1969	11.6%
1940 to 1959	9.0%
1939 or earlier	24.8%
Total Housing Units	14,642
Source: U.S. Census Bureau	

Table 9	
Year Householder Moved In	Percent
2005 or later	21.9%
2000 to 2004	29.8%
1990 to 1999	21.6%
1980 to 1989	8.6%
1970 to 1979	8.5%
1969 or earlier	9.6%
Total Occupied Housing Units	12,550
Source: U.S. Census Bureau, 2007	

The following tables and charts show unit, room, bedroom, and home value characteristics for housing units in Michigan City.

Table 10: Units in Structure	
Units in Structure	Percent
1 unit, detached	60.9%
1 unit, attached	4.2%
2 units	9.1%
3 or 4 units	5.0%
5 to 9 units	5.9%
10 to 19 units	5.9%
20 or more units	6.5%
Mobile Home	2.6%
Boat, RV, van, etc.	0.0%
U.S. Census Bureau, 2007	

Table 11: Number of Rooms	
Number of Rooms	Percentage of Total
1	0.3%
2	2.3%
3	10.1%
4	20.0%
5	29.7%
6	16.6%
7	8.7%
8	6.8%
9	5.6%
Median	5.1
Source: U.S. Census Bureau, 2007	

Figure 14*

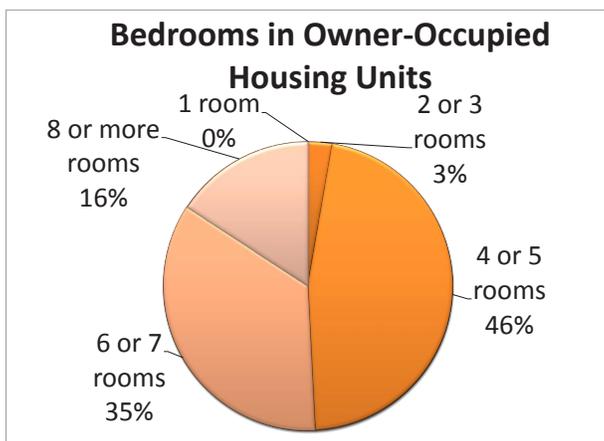


Figure 15*

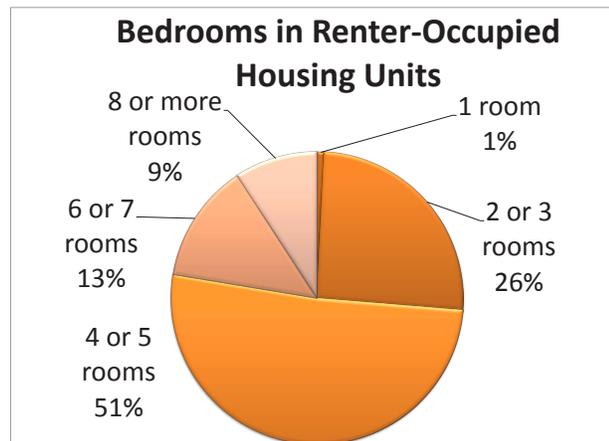


Table 12: Home Values			
Value	Percent	Value	Percent
Less than \$50,000	8.9%	\$300,000 to \$499,999	1.0%
\$50,000 to \$99,999	57.1%	\$500,000 to \$999,999	1.4%
\$100,000 to 149,999	20.9%	\$1,000,000 or more	0.0%
\$150,000 to \$199,999	7.0%	Median (dollars)	\$87,700
\$200,000 to \$299,999	3.6%		
Source: U.S. Census Bureau, 2007			

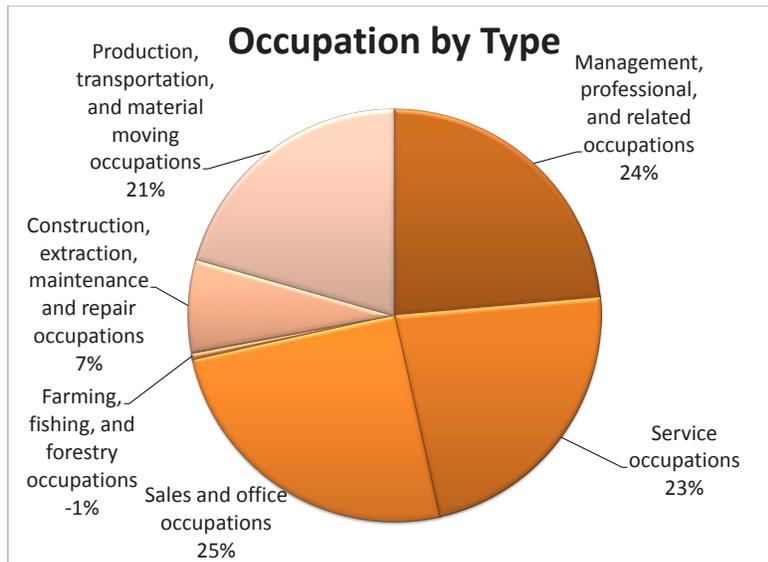
Economic Growth/Job Creation

Michigan City’s industry is as diverse as its population. As listed in Table 13, in Michigan City, manufacturing was the largest sector of employment; followed by educational, health and social sciences and related services as the second largest sector; and retail trade as the third largest sector. These three leading sectors account for approximately 55.4% of the employment in Michigan City.

Table 13: Jobs by Selected Industry	
Industry	Percent
Manufacturing	20.9%
Educational, health, and social sciences	19.6%
Retail trade	14.9%
Arts, entertainment, recreation, accommodations, and food services	12.7%
Professional, scientific, management, administrative, and waste management services	7.8%
Transportation and warehousing, utilities	5.3%
Construction	4.9%
Public Administration	4.0%
Finance, insurance, real estate, and rental and leasing	3.5%
Other services (except public administration)	3.2%
Information	1.7%
Wholesale trade	1.2%
Agriculture, forestry, fishing and hunting, and mining	0.1%
Source: U.S. Census Bureau, 2007	

As illustrated in Figure 16, sales and office occupations and management, professional and related occupations were the largest occupations by type.

Figure 16



The following table lists major employers in Michigan City. As more businesses expand and relocate to Michigan City, the demand for more housing choices will increase.

Table 14: Major Employers		
Employer	Type of Business	# of Employers
Blue Chip Hotel and Casino	Gaming/Hotel	1,210
Michigan City Area Schools	Education	1,200
St. Anthony Memorial	Healthcare	940
Sullair Corp.	Air Compressor Manufacturer	750
Indiana State Prison	Correctional facility	450
Michigan City Baking	Michigan City Baking	440
City of Michigan City	Municipal Government	446
Lakeshore Foods Corp.	Grocery and food products	416
Tonn & Blank	Construction	360
Meijer	Retail	346
Source: Michigan City's Area Chamber of Commerce, 2009		

Michigan City has experienced a recent rise in unemployment up to 12% in 2009, according to the Michigan City Economic Development Corporation. However, the city saw more than \$36,306,625 in business investment and the creation of over 282 new jobs between 2006 and 2008.

Housing Costs

Housing costs in general are a primary determinant of the need for housing assistance. The two main factors affecting housing cost are household income and housing condition. Household income levels directly impact the level of housing costs families can afford. The conditions of housing units largely determine the actual costs of those units. As a result, housing quality usually correlates with household income. As household income increases, families can afford higher quality, more expensive housing. Higher priced housing is typically characterized by newer components (with a longer life expectancy because of advanced technology and less wear and tear), large living spaces that help prevent overcrowding, and basic amenities that ensure adequate plumbing, heating and kitchen facilities as required by more recent building codes. Substandard housing units typically have lower rents and purchase prices because of reduced marketability.

Tables 15-19 provide valuable statistical data about Maximum Affordable Housing Costs, Fair Market Rents and the income needed to be able to afford them. The following information is from “Out of Reach” an annual analysis of the affordability of rental units based on a comparison of affordable rents and minimum wages prepared by The National Low-Income Housing Coalition (NLIHC).

Table 15: Maximum Affordable Monthly Housing Cost by % of Family AMI				
Location	30%	50%	80%	100%
Indiana	\$440	\$734	\$1,174	\$1,467
LaPorte County	\$436	\$726	\$1,162	\$1,453

Source: National Low Income Housing Coalition, Out of Reach, 2008

Table 16: Fair Market Rents by Number of Bedrooms					
Location	Zero	One	Two	Three	Four
Indiana	\$487	\$553	\$674	\$863	\$921
LaPorte County	\$443	\$511	\$649	\$862	\$887

Source: National Low Income Housing Coalition, Out of Reach, 2008

Table 17: Income Needed to Afford FMR										
Location	Amount per Number of Bedrooms					Percent of Family AMI per Number of Bedrooms				
	Zero	One	Two	Three	Four	Zero	One	Two	Three	Four
Indiana	\$19,487	\$22,123	\$26,942	\$34,523	\$36,842	33%	38%	46%	59%	63%
LaPorte County	\$17,720	\$20,440	\$25,960	\$34,480	\$35,480	30%	35%	45%	59%	61%

Source: National Low Income Housing Coalition, Out of Reach, 2008

Table 18: Housing Wages										
Location	Hourly Wage Needed to Afford FMR per Number of Bedrooms (@ 40hrs/week)					As % of Minimum Wage (IN = \$6.55 in 2008)				
	Zero	One	Two	Three	Four	Zero	One	Two	Three	Four
Indiana	\$9.37	\$10.64	\$12.95	\$16.60	\$17.71	160%	182%	221%	284%	303%
LaPorte County	\$8.52	\$9.83	\$12.48	\$16.58	\$17.06	146%	168%	213%	283%	292%

Source: National Low Income Housing Coalition, Out of Reach, 2008

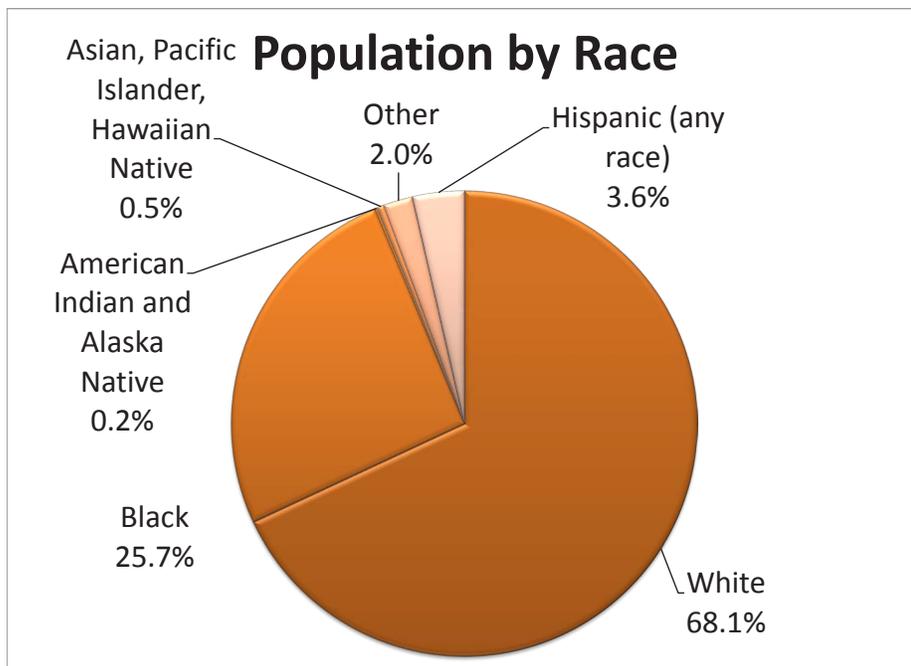
Table 19: Weekly Work Hours Needed at Minimum Wage (\$6.55) to Afford					
Location	Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR
Indiana	64	73	89	113	121
LaPorte County	58	67	85	113	117

Source: National Low Income Housing Coalition, Out of Reach, 2008

Areas of Minority Concentration

“Areas of Minority Concentration” were determined by mapping the percentage of minorities in each census tract. According to the U.S. Census Bureau, approximately, 32% of Michigan City’s population identified themselves as something other than white. The largest minority group in the city is Black/African American.

Figure 17



And, as Table 20 demonstrates from 1990 to 2000, Michigan City's black and Hispanic populations grew at a steady pace, while the white population decreased.

Table 20: Change in Racial Composition from 1990 to 2007					
Race	1990	2000	2007	Numeric Change 2000 to 2007	Percent Change 2000 to 2007
White	25,628	22,848	21,9698	-1,150	-5.03%
Black/African American	7,625	8,657	8,189	-468	-5.41%
American Indian and Alaskan Native	112	86	67	-19	-22.09%
Asian, Pacific Islander, Hawaiian Native	228	173	148	-25	-14.45%
Other	229	361	654	293	81.16%
Hispanice Origin (any race)	596	1,035	1,180	145	14.01%

The following maps illustrate the concentrations of Michigan City's largest minority groups, Black/African Americans and Hispanics, in each census tract.

Figure 18

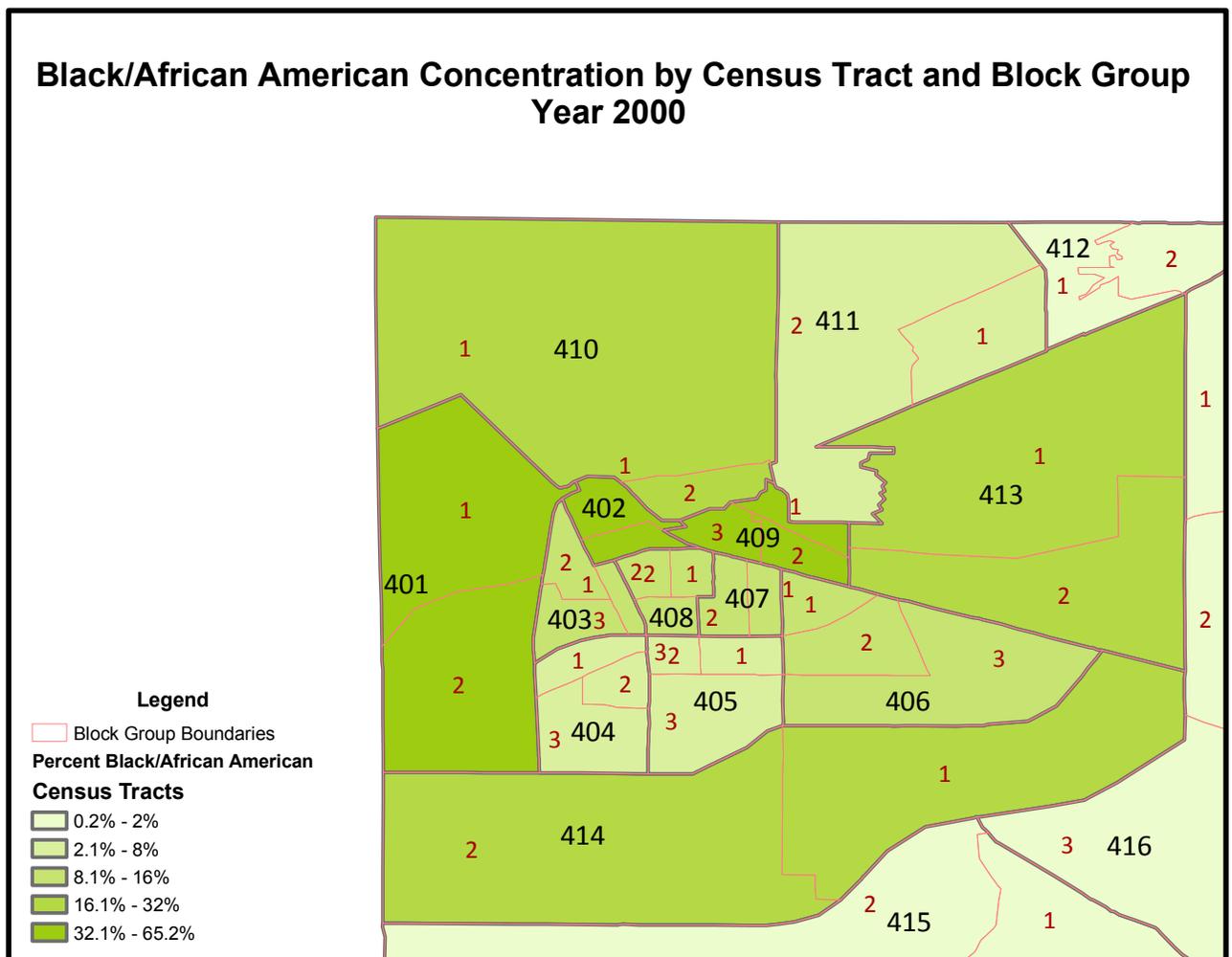
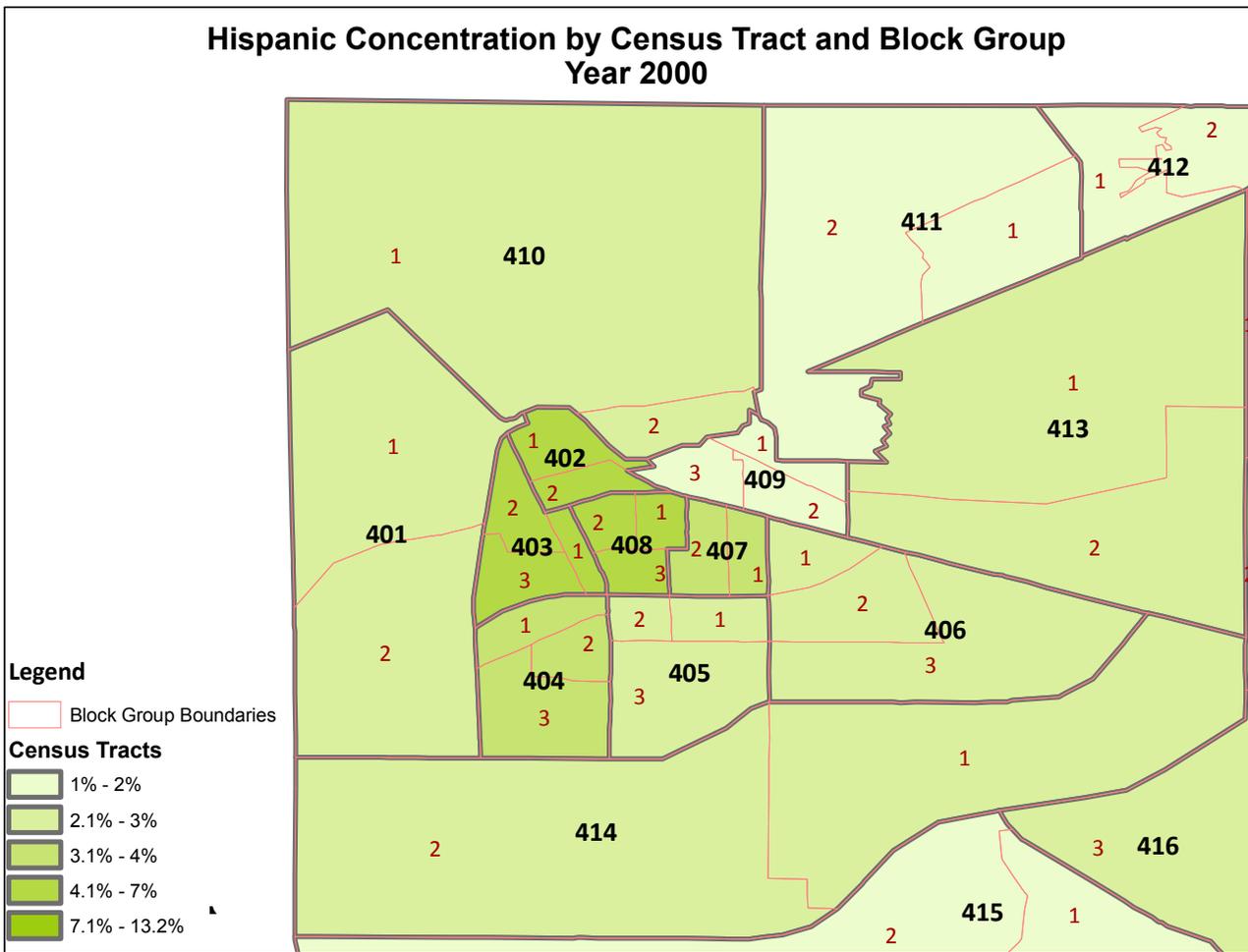


Figure 19



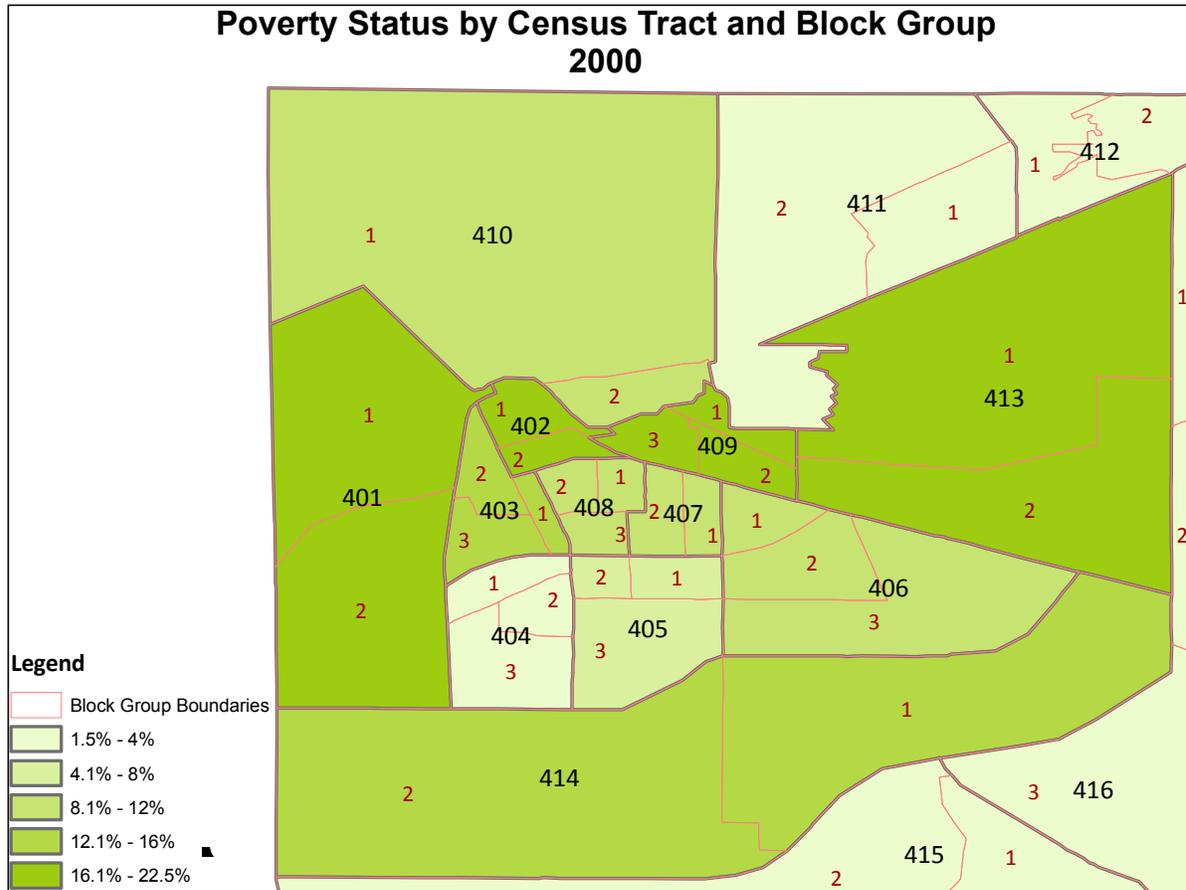
Areas of Low-Income Concentration

Areas of poverty concentration were determined by mapping out which census tracts had a large percentage of families below the federal poverty level living in them. “Poverty” thresholds are set nationally, and are generally lower than the local “low and moderate income” thresholds. For example, the 2008 poverty thresholds from the Census Bureau for people under 65 were:

Household Size	No Children	One Child	Two Children	Three Children
Single Person	\$11,201			
Two People	\$14,417	\$14,840		
Three People	\$16,841	\$17,330	\$17,346	
Four People	\$22,207	\$22,570	\$21,834	\$21,910

The map on the next page illustrates the percent of households in poverty by census tract.

Figure 20



Information from the 2000 Census also showed socioeconomic concentrations among racial/ethnic groups in Michigan City. Both individual and family poverty rates are significantly higher among most minority groups.

Table 22: Poverty Status by Race

Race	Total Individuals	# Individuals below poverty level	% Individuals below poverty level	Total Families	# Families below poverty level	% Families below poverty level
White	21,213	2,043	9.6%	5,744	420	7.3%
Black/African American	7,523	1,665	22.1%	1,997	344	17.2%
American Indian	Data was not available for these groups because their total population did not meet the Census threshold of 100 people					
Asian						
South Pacific Islander						
Some Other Race						
Two or More Races	948	202	21.3%	183	39	21.3%

Public and Assisted Housing

Table 23 provides a list of Subsidized and/or Below Market Rate Housing units in Michigan City. Section 8 Housing Voucher and Public Housing programs in Michigan City are administered by the Michigan City Housing Authority.

Table 23: Subsidized and/or Below Market Rate Housing Units				
Property	# of Units	# of Bedrooms	Population Served	Waiting List
Section 8				
Garden Estates West 909 Pinetree Ct. Michigan City, IN 46360 Phone: 219-879-5331	171	1,2,3	General Income Eligible, Elderly	6 Months
Parkwood Green II 227 Barkre Rd. Michigan City, IN 46360 Phone: 219-872-2200	10	1,2	General Income Eligible	No waiting list - not accepting more Section 8 tenants
Shorewood Place (half-way house) 975 S. Carroll Street Michigan City, IN 46360 Phone: 219-872-2002	12	1	Chronically and Mentally ill, handicapped	2-4 Months
Tall Timbers Apartment 3065 Springland Ave. Michigan City, IN 46360 Phone: 219-872-7401	16	3,4	General Income Eligible	3BR: 4-6 Months 4BR: 1.5 Years
Tall Timbers Apartment 3065 Springland Ave. Michigan City, IN 46360 Phone: 219-872-7401	56	1,2,3,4	General Income Eligible	1BR: 1-2 Years 2BR: 1-2 Years 3BR: 4-6 Months 4BR: 1-2 Years
Woodland East Apartments 3401 Salem Ct. Michigan City, IN 46360 Phone: 219-872-1321	224	1,2,3	General Income Eligible	<u>Section 8</u> (136 Units) 1BR, 3 BR - 2 Years 2 BR - 1 Year 88 <u>Section 236</u> (136 Units) - N/A
Public Housing				
Michigan City Housing Authority			Phone : 219-872-7287	
Lakeland Estates	50	2,3,4,5	General Income Eligible	2-3 Years
Boulevard Gardens	100	0.1	Elderly, Disabled, Handicapped	1-3 Months

Table 23: Subsidized and/or Below Market Rate Housing Units				
Property	# of Units	# of Bedrooms	Population Served	Waiting List
Public Housing				
Michigan City Housing Authority			Phone : 219-872-7287	
Scattered Site Rentals	27	1,2,3,4,5	General Income Eligible	2-3 Years
RHTC				
Woodland Crossing II 300 Wood's Edge Drive Michigan City, IN 46360 Phone: 219-878-1140	80	1,2,3	General Income Eligible	3-6 Months
Woodland Crossing I, LLC 334/336 Wood's Edge Dr. Michigan City, IN 46131 Phone: 219-878-1140	64	1,2,3	General Income Eligible	3-6 Months

The Michigan City Housing Authority currently provides affordable rental housing opportunities through 176 public housing rental units and 261 Housing Choice Vouchers. The MCHA also provides affordable homeownership opportunities through 37 scattered site lease-to purchase homes. MCHA units are all in good condition and 100% occupied with the exception of one unit used as office space. MCHA also has plans in place to construct or acquire four additional public housing units.

Homeless Facilities

Tables 24-26 provide a list of organizations that provide emergency shelter, transitional housing, permanent supportive housing and permanent housing services to homeless individuals in Michigan City.

Table 24: Emergency Shelter Providers		
Organization/Provider	# of Beds	General Information
Sand Castle Shelter for Children and Families 1005 W. 8th Street Michigan City, IN 46360 Phone: (219) 879-2552	19	30 Day Emergency Shelter for families with children and single women. Provides breakfast and dinner, case management, assistance with finding housing and jobs, and match dollars for a security deposit Bright Beginnings – provides cleaning supplies, bedding, etc. when families move out of the shelter Provides showers and laundry facilities

Stepping Stone P.O. Box 1045 Michigan City, IN 46360 Phone: (219) 879-4615	33	45 Day Emergency Shelter for victims of domestic violence and their minor children Provide referrals to transitional housing, case management, supportive services, and advocacy
Salvation Army 1201 S. Franklin Street Michigan City, IN 46360 Phone: (219) 874-6885	20	<u>Homeless Men's Shelter Program</u> Have approximately 30 beds, but will try to accommodate overflow with the use of sleeping bags. Physical shelter is provided by different area churches on different nights of the week. Salvation Army manages the summer program Faith Based Men's Shelter group manages the winter program
La Porte County Juvenile Services Center (Crowley Juvenile Center) 0364 S. Ziglar Road LaPorte, IN 46350 (219) 324-5130 Ext. 12	24	Juvenile Center provides emergency services for youth, that have been reported or notified as homeless Also acts as transitional housing, while foster care or some other alternative living situation such as a relative is being searched for Provides substance abuse and self esteem counseling, education services, recreation, daily living skills classes, pregnancy and STD prevention groups, and individual and family counseling

Table 25: Transitional Housing Providers

Organization/Provider	# of Units	General Information
Stepping Stone P.O. Box 1045 Michigan City, IN 46360 Phone: (219) 879-4615	15	Can accommodate 15 families Referrals come from the Emergency Shelter Can stay up to two years Must be victims of domestic violence
Michigan City Housing Authority 621 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 872-7287	6	6 transitional housing units for men Must stay at least 12 months, can stay no longer than 24 month Funded through section 8 vouchers Constructed with IHFA funds
North Central Community Action Agency 301 E. 8th Street Michigan City, IN 46360 Phone: (219) 872-0351	3	Three Transitional Housing units for families with children

Pact, Inc. 1005 W. 8th Street Michigan City, IN 46360 Phone: (219) 879-2552	59	Federal Half-Way House for those leaving federal penitentiary, or sentenced out of local courts Currently serve 59 people in their facility Provide transition services: life skills, parenting classes, employment readiness, case management, and family reunification
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Table 26: Permanent Supportive Housing and Permanent Housing Providers		
Organization/Provider	# of Units	General Information
Michigan City Housing Authority 621 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 872-7287	190	Michigan City Housing Authority 621 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 872-7287

Special Needs Facilities and Services

The following table provides a list of Michigan City organizations/service providers who provide mental health, disability, and aging services and the services they provide.

Table 27: Mental Health, Disability, and Aging Services	
Real Services, Inc. Area II Agency on Aging 2626 N. State Road 39 La Porte, IN 46350 Phone: (219) 324-4199	Provide in-home supportive services which allow elderly and/or disabled to remain in their homes as long as possible thus providing maximum independence. Overall services include: Case Management, Adaptive Aides and devices, adult day services, attendant care, homemaker, home delivered meals, home modifications, pest control, respite
La Porte County Council on Aging/ Parents and Friends 800 Michigan Avenue La Porte, IN 46350 Phone (219) 326-7889	Provide older adult services, planning and coordination, transportation, rural meals on wheels, assistance to the homebound elderly, guardianship and protective services. Parents and Friends provides group home services and a waiver program for 34 individuals.

<p>Swanson Center 450 St. John Road, Suite 601 Michigan City, IN 46360 Phone: (219) 879-4621</p>	<p>Provides housing programs and supportive services to mentally ill and/or substance abusers. Provide intake evaluation, face-to-face counseling sessions, telephone consultations, and assessment for hospitalization. All programs assist clients who are returning to the community from mental health institutions and require a structured living setting. Community Support Services is a system of community-based case management services for persons who have been identified as seriously mentally ill. This service can be provided in Supervised Group Living (SGL) homes, Alternative Families for Adults (AF/A) homes, Semi-Independent Living Program (SILP) apartments (3 Total; two 1-bed, one 2-bed), or for individuals living independently in the community.</p>
<p>Dungarvin Indiana, Inc. 400 Legacy Plaza West La Porte, IN 46350 Phone: (219) 326-6277</p>	<p>Provides supported living services: habilitation, personal assistance, respite, case management, and environmental modifications services. Services available for individuals in group homes or living with family. Utilities and food provided for group homes.</p>
<p>Michiana Resources 4315 E. Michigan Boulevard Michigan City, IN 46360 Phone: (219) 874-4288</p>	<p>Provides vocational/developmental rehabilitation services, respite, and adult day care for those with early stages of Alzheimer's and dementia</p>
<p>Barker Woods Enrichment Center 3200 S. Cleveland Ave. Michigan City, IN 46360 Phone: (219) 872-6996</p>	<p>Provides speech, hearing, and physical therapy to infants and toddlers from birth to 3 years old. Pediatric clinic that serves children from birth to age 18, speech, physical therapy, and occupational therapy. Also provides day care, after school care, and pre-school. Specializes in serving children with disabilities.</p>
<p>First Steps 11045 Broadway, Suite F Crown Pointe, IN 46037 Phone: (219)-662-7790</p>	<p>Early intervention for families which have infants and toddlers with developmental delays or who show signs of being at-risk to have certain delays in the future. Speech therapy, developmental, occupational, physical. Psychologists and nutritionists are available.</p>
<p>Goodwill Industries 1209 Franklin Street Michigan City, IN 46360 Phone: (219) 878-1935</p>	<p>Provides vocational rehabilitation programs for physically, mentally, and emotionally disabled adults.</p>
<p>VNA Home Care Services 901 S. Woodland Ave. Michigan City, IN 46360 Phone: (219) 871-8100</p>	<p>Serve homebound individuals referred by a physician. Teach health care, offer skilled nursing, physical therapy, occupational therapy, and speech therapy. Social workers and bath aids are also available.</p>

<p>Aliveness Project 301 E. 8th. Street, Suite 122 Michigan City, IN 46360 (219) 873-1250</p>	<p>Provides comprehensive case management and supportive services to persons with HIV/AIDS. Supportive services include: medication assistance, food assistance, shelter, psychiatric care, child care, financial assistance, psycho-social counseling, assistance obtaining Medicare/Medicaid/SSI, etc. In terms of housing services; they receive shelter, transitional housing, and assistance in obtaining affordable housing.</p>
<p>Franciscan Home Care 1225 E. Cool Spring, Suite 1E Michigan City, IN 46360 (219) 877-1605</p>	<p>Provide out patient care/in-home care for the elderly Occupational therapy, home healthy aids, skilled nursing, and physical therapy</p>
<p>St. Anthony's Hospice 1225 E. Cool Spring, Suite 1E Michigan City, IN 46360 (219) 877-1605</p>	<p>Provide services for the terminally ill with a life expectancy of 6 months or less Nursing, pastoral care, volunteers, home help aids, and social services</p>

The following table provides a list of residential facilities for people with special needs.

Table 28: Mental Health, Disability, and Aging Residential Facilities		
Organization/Provider	# of Beds or Units	General Information
<p>Dunes Fellowship House 211 E. 6th Street Michigan City, IN 46360 Phone: (219) 879-5663</p>	10	Provide residence for men who are recovering alcoholics and substance abusers.
<p>Swanson Center 450 St. John Road, Suite 601 Michigan City, IN 46360 Phone: (219) 879-0676</p>	11	Southways program which is a housing program for people with chronic mental illness that can house up to 11 adults.
	6	Pathways program which is a residential program women who are recovering alcoholics and substance abusers. Program can house approximately 6 women and their children.
<p>The Arbors 1101 East Coolspring Avenue Michigan City, IN 46360 (219) 874-5211</p>	180	Assisted living facility for the elderly that provides Alzheimer services Provides Transition to Home Therapy to help the elderly return home self-sufficient About 50% are low-income and Medicaid Most patients are referred by the hospital

Barriers to Affordable Housing

Barriers to new housing development over which the City has the greatest degree of control, and which the City should address are as follows:

- Allowable density does not reflect actual capacity to build;
- Zoning and subdivision ordinances are outdated.

General barriers to the development and provision of affordable housing are as follows:

- Deposits, Utility Connection/Reconnection Fees, High Late Rent Fees
- Michigan City Housing Authority must pay fees to the city for capital projects.
- Income bracket cut off levels. There needs to be some sort of a graduated reduction in service as income increases instead of an immediate cut off once a family reaches the maximum income level.
- Need for more unity and civic pride among Michigan City neighborhoods in order to help remove the stigma associated with “affordable” housing.
- The availability of safe and reasonable quality affordable housing.
- Lack of funding or access to funding for new construction of affordable housing units. Eight units will be constructed with Neighborhood Stabilization Program dollars, but there will continue to be a need.
- The tremendous need for weatherization to increase energy efficiency and cut energy costs.
- Lack of funding for new rental housing and housing for the elderly.

Other barriers preventing the disadvantaged from accessing services include the following:

- Transportation throughout Michigan City and La Porte County.
- Quality education, higher level education, and technological training.
- The current economic downturn reducing family incomes as well as funding and resources available to service organizations.
- A lack of awareness within the community of all the services available.
- Access to jobs, both because of large employers leaving the area and residents lacking the education and soft skills employers are seeking.
- The limited number of supportive housing available for mental health patients.
- Lack of funding for supportive services.
- The increasing need for CDBG funding and other resources as job opportunities decrease or become less sustaining and incomes decline.
- NIMBY – Not In My Back Yard, the refusal of community members to permit a particular type of development in their neighborhood, even if they otherwise agree that the development should be built.

Michigan City proposes the following actions to help address the barriers listed above:

- The City will convene annually a focus group of homebuilders, rental property owners and developers to gather feedback on local barriers to housing development.
- The City will look at implementing the following recommendations:
 1. Zero lot line zoning, performance-based zoning, and Floor Area Ratio zoning will be evaluated for feasibility;
 2. Inclusionary zoning ordinance to promote the development of affordable housing
 3. Allow accessory dwelling units with appropriate design and upkeep guidelines
 4. Consider allowing manufactured housing options within regular residential

neighborhoods with certain design parameters

5. Develop cluster subdivision guidelines and incorporate cluster subdivisions into the zoning code
6. Include 'in home occupations' as allowable uses in residential developments that will appeal to low income (this is under the assumption that many of the low income have businesses on the side and/or as their primary income)
7. Continue encouraging mixed use zoning that will allow low income residents to obtain groceries, education, and other basic services without a vehicle

V. HOUSING AND HOMELESS NEEDS ASSESSMENT

The housing and homeless needs section of the consolidated plan summarizes data on the current need for:

- Housing assistance for extremely low, low, moderate and middle income households;
- Housing assistance for renters and owners, elderly, individuals, large families, persons with HIV/AIDs and their families, and for persons with disabilities;
- Shelter and supportive services for homeless persons; and,
- Supportive housing for persons with special needs

Housing Needs

Housing needs can be roughly defined as the number and type of housing units required to accommodate a population at a given housing occupancy level. Determining and addressing the housing needs of a community is a crucial part of state and local planning because these assessments determine areas in which supply of adequate housing is failing to meet demand.

Housing needs for Michigan City have been identified through census data analysis, research, surveys, and community input. The Michigan City Citizen's Advisory Committee also provided valuable community information through community meetings. All of these tools were used to determine and prioritize strategies to meet housing and homeless needs.

This section analyzes the housing problems and assistance needed of households by various income groupings. For this Consolidated Plan, a household with a housing problem is described as:

- Occupying a housing unit that meets the U.S. Census definition of having a physical defect (lacking complete kitchen or bathroom);
- Overcrowded (more than one person per room living in a unit); and/or,
- Cost burdened (occupant spending more than 30% of his or her income on monthly rent or mortgage payments)

Refer to the Housing Needs Table in Appendix A for data on Michigan City's housing problems.

Household Income

The following table shows the distribution of Michigan City's household incomes. Household income determines a family's or individual's ability to afford housing expenses. Household income information is fundamental in determining housing policy for a community. A community's housing stock must be appropriate to serve all residents, regardless of age, race, or income. Also, a balanced supply of housing assists the local economy by providing affordable housing to all families and by attracting industries that rely on the availability of workers.

Table 28: Household Income			
Household Income (2007)	Percentage	Household Income (2007)	Percentage
Less than \$10,000	9.4%	\$75,000 to \$99,999	7.4%
\$10,000 to \$14,999	7.2%	\$100,000 to \$149,999	5.9%
\$15,000 to \$24,999	17.8%	\$150,000 to \$199,999	1.5%
\$25,000 to \$34,999	15.0%	\$200,000 or more	0.2%
\$35,000 to \$49,999	21.2%	Total Households (2007)	12,182
\$50,000 to \$74,999	14.3%		
Source: U.S. Census Bureau			

Household income is strongly affected by the number of unemployed individuals in the households who are unable to contribute to the household income. As illustrated below, only 5% of Michigan City residents are unemployed, but according to the Heartland Alliance Mid-America Institute on Poverty, the percent of unemployed individuals in La Porte County has doubled since the census data was taken in 2007. Also, 42% of Michigan City residents are considered “not in the labor force”, indicating that a large percent of individuals of working age are unable to work or have been unable to find work in the last 12 months.

Table 29: Employment Status (Population 16 Years and Over)		
In labor force	14,331	57.5%
Civilian Labor Force	14,331	57.5%
Employed	13,059	52.4%
Unemployed	1,272	5.1%
Armed Forces	0	0%
Not in labor force	10,595	42.5%

The following table provides Low/Mod data estimates from HUD’s Comprehensive Housing Affordability Strategy (CHAS). Low Mod data estimates are calculated at three income levels: Moderate Income (80 percent) level, Low Income (50 percent), and Very Low Income (30 percent) level. Information is not available for the Middle Income (Greater than 80%) level.

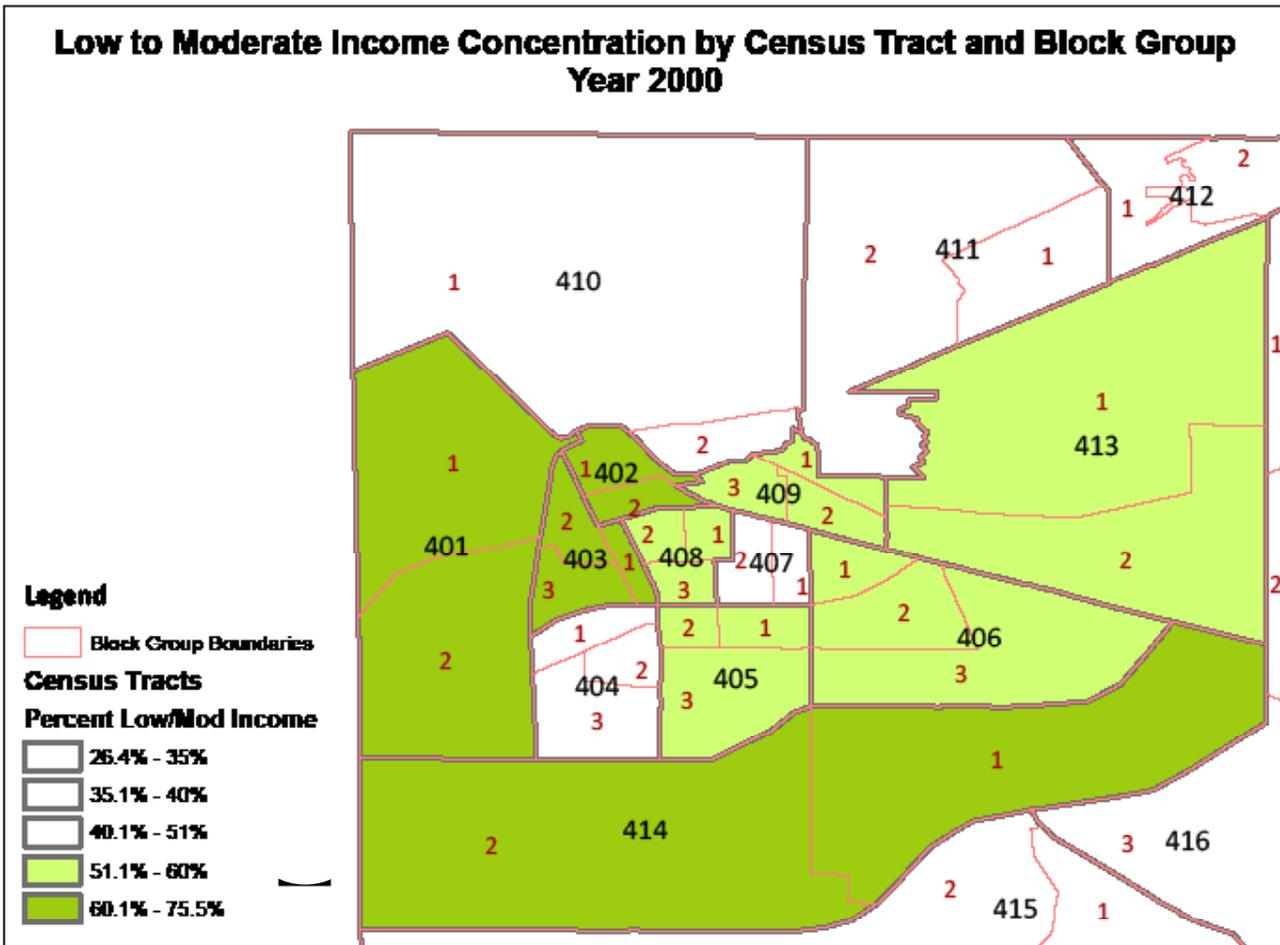
Table 30: HUD Low/Mod Data						
Michigan Ctiy	Low/Mod Residents	Low/Mod Universe	% Low/Mod	Moderate Income Families	Low-Income Families	Very Low-Income Families
City Total	15,196	30,159	50.4%	3,752	2,159	937
Source: HUD						

Table 31: HUD Income Limits								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
30% Limits	\$12,800	\$14,650	\$16,450	\$18,300	\$19,750	\$21,250	\$22,700	\$24,150
Very Low Income	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400	\$37,800	\$40,250
Low-Income	\$34,150	\$39,050	\$43,900	\$48,800	\$52,700	\$56,600	\$60,500	\$64,400

Source: HUD 2009

Community Development Block Grant dollars are available only in areas where 51% or more of the area residents are Low to Moderate Income. Figure 21 highlights the census tracts in which this is true.

Figure 21



Housing Cost Burden

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of a households gross income. A household paying more than 30 percent of their total income towards their rent or mortgage is considered to be cost burdened. A household paying more than 50 percent of their income towards their rent or mortgage is considered to be severely cost burdened. Cost burden also varies depending on whether the household is owner-occupied or renter-occupied because financing and tax advantages of homeownership can reduce the financial burden. Typically, renter-occupied units have a higher percentage of low-income households than owner-occupied units. Therefore a higher percentage of renters spend a larger percentage of their income on gross rent. According to 2000 HUD, CHAS data listed in the chart below, approximately 32.8% of renters and 18.4% of home owners in Michigan City are considered to be cost burdened. And 15.7% of renters and 6.5% of homeowners in Michigan City are considered to be severely cost burdened.

Table 32: Cost Burden						
Income Level	Renters		Owners		Total Households	
	>30%	>50%	>30%	>50%	>30%	>50%
Very-Low	77.3%	62.2%	65.7%	42.7%	73.4%	55.7%
Low	58.6%	6.8%	48.1%	26.8%	54%	15.7%
Moderate	15.1%	3.2%	24.1%	2.6%	20.1%	2.9%
Middle	2.7%	0%	6.2%	0.3%	5.3%	0.2%
Total Households	32.8%	15.7%	18.4%	6.5%	24.1%	10.1%

Housing Assistance Needed by Group and Income Level

The following tables provide a list of households that have “any housing problems”, which is defined by HUD CHAS data as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. This information was used to determine what percentages of households are in need of housing assistance.

Renter and Owner Households in Need of Housing Assistance by Income Level

Data in Table 33 indicates that approximately 26.5% of households in Michigan City are in need of some form of housing assistance, with Very-Low Income renters having the greatest need and Very-Low Income home-owners having the second greatest need.

Table 33: Renter and Owner Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Home Owners	Households
Very-Low	80%	67.6%	75.8%
Low	62.8%	48.1%	56.3%

Table 33: Renter and Owner Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Home Owners	Households
Moderate	20.6%	25.9%	23.6%
Middle	7.6%	7.2%	7.3%
Total Households	37.2%	19.5%	26.5%

Families (Small and Large), and Elderly in Need of Housing Assistance by Income Level

Data in Table 34 indicates that many families (small and large) and elderly of both tenures are in need of some form of housing assistance at all income levels.

Table 34: Families and Elderly in Need of Housing Assistance by Income Level						
Income Level	Renters			Owners		
	Elderly	Small Family Related (2 to 4)	Large Family Related (5 or more)	Elderly	Small Family Related (2 to 4)	Large Family Related (5 or more)
Very-Low	74.2%	85.5%	86.4%	54.7%	91.1%	100%
Low	65.2%	55.4%	69.1%	31.4%	63.9%	77.8%
Moderate	20.4%	15%	60.9%	16.2%	32.1%	23.6%
Middle	4.4%	7.5%	42.7%	4.4%	5%	10.4%
Total Households	44%	33.5%	66.4%	20.2%	14.9%	23.2%

Disabled Households in Need of Housing Assistance by Income Level

The following table lists households with “mobility or self care limitations. This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home. This table clearly shows that approximately 40.6% of disabled renters and 25.4% of disabled homeowners are in need of housing assistance.

Table 35: Disabled Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Homeowners	Households
Very-Low	75%	62.3%	69.9%
Low	64.7%	49.1%	54.8%
Moderate	18.3%	29.8%	25.5%
Middle	3.2%	7.1%	6.2%
Total Households	40.6%	25.4%	30.9%



Race/Ethnic Group Households in Need of Housing Assistance by Income Level

Tables 37-39 show that a larger percentage of both renter and owner-occupied minority households are in need of housing assistance than white households.

Table 36: White (Non-Hispanic) Households in Need of Housing Assistance by Income Level

Income Level	Renters	Homeowners	Households
Very-Low	78.8%	64%	72.3%
Low	65.4%	41.2%	53.2%
Moderate	20.1%	23.7%	22.2%
Middle	3.4%	6.7%	5.9%
Total Households	33%	17.7%	23%

Table 37: Black (Non-Hispanic) Households in Need of Housing Assistance by Income Level

Income Level	Renters	Homeowners	Households
Very-Low	80.4%	81.1%	80.5%
Low	57.7%	81.1%	65.2%
Moderate	19.7%	34.4%	27.4%
Middle	17.6%	10.4%	13.1%
Total Households	44.5%	29.7%	37.6%

Table 38: Hispanic Households in Need of Housing Assistance by Income Level

Income Level	Renters	Homeowners	Households
Very-Low	75%	100%	84.4%
Low	50%	50%	50%
Moderate	50%	0%	9.8%
Middle	26.4%	9.1%	18.6%
Total Households	47.9%	29.4%	39.1%

Households with Persons with HIV/AIDS by Need

According the Aliveness Project, an organization that provides comprehensive case management to persons diagnosed with HIV/AIDS in La Porte County, Michigan City has approximately 46 individuals that have been diagnosed with HIV/AIDS that are in need of the following basic supportive services: medication assistance, food assistance, shelter, psychiatric care, child care, financial assistance, psycho-social counseling, and assistance obtaining Medicare/Medicaid/SSI, etc. All need access to safe, decent, affordable housing choices, as substandard housing can exacerbate illnesses in people with compromised immune systems.

Overcrowding

Overcrowding, for purposes of describing relative housing needs, is defined as a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which

data are made available by the Census Bureau. According to U.S. Census Data, approximately 1.2% of Michigan City's occupied housing units have more than one occupant per room.

Housing Conditions

Standard

For the purposes of this Consolidated Plan, Michigan City will define "standard condition" as a structure that has no major structural deficiencies; such as:

- Roofs that are not weather tight
- Deterioration & unsound structures
- Open cracks & breaks in foundation walls
- Holes & rotting boards in exterior walls

Substandard Condition but Suitable for Rehabilitation

For the purposes of this consolidated plan, Michigan City will define "substandard condition but suitable for rehabilitation" as an "unsafe building". Michigan City adopted IC 36-7-9-4, which describes an "unsafe building" as:

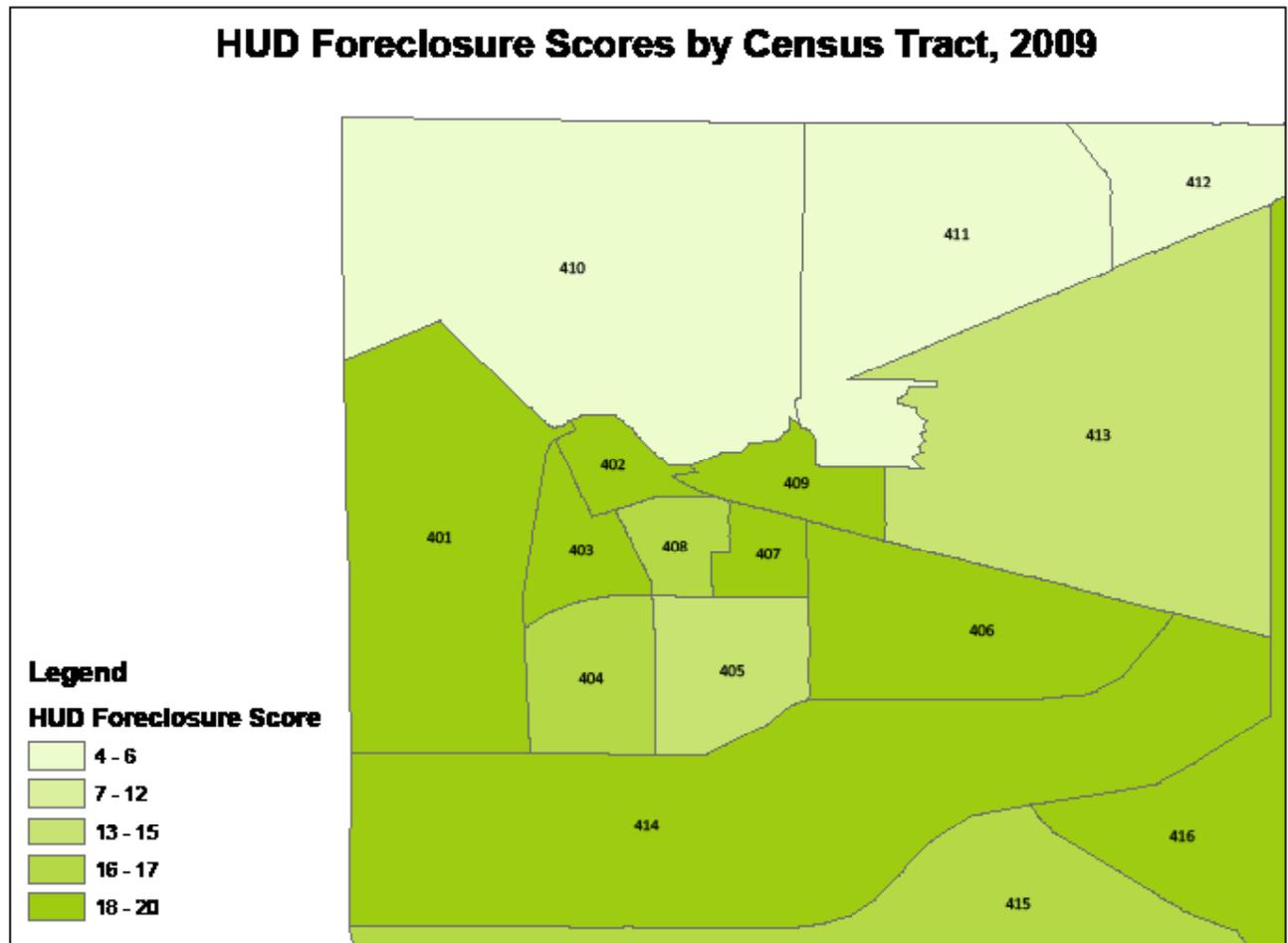
A building or structure, or any part of a building or structure, that is:

- In an impaired structural condition that makes it unsafe to a person or property;
- A fire hazard;
- A hazard to the public health;
- A public nuisance;
- Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or
- Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; is considered an unsafe building.

Foreclosures

Michigan City is the recipient of Neighborhood Stabilization Program funds, a competitive award designed to assist in the rehabilitation and elimination of vacant and foreclosed housing. The map below illustrates the extent of foreclosure risk in the area as determined by HUD. The "foreclosure" risk score is based on rank census tracts by two measures: (i) percent of foreclosure problems and (ii) number of foreclosure problems. Each tract receives the higher rank (from 1 to 20) from those two rankings, 20 indicating the highest level of need.

Figure 22



Homeless Needs

Needs

Homelessness is a growing problem in Michigan City, as it is in most other cities across the country. In the first part of 2009, the Michigan City homeless shelter, Sand Castle Shelter, was forced to turn away approximately 23 homeless individuals. The Faith Based Men’s Shelter Program, which is organized by the Michigan City Salvation Army, a group of faith based organizations, and volunteers, constantly has more individuals seeking shelter than what they have beds for, especially in the winter months, and allows men to sleep on the floor. Stepping Stone Domestic Violence Shelter is currently able to handle most of the people that currently seek domestic violence related services; however, as awareness about available domestic violence resources increases, so does the population they serve. In just the beginning of 2009, they provided emergency services to approximately 15 families. See the attached Homeless Needs Tables for quantitative data on Michigan City’s homeless population. Also, see the Homeless Facilities section of the Housing Market Analysis for a complete description on all the facilities and services available for homeless persons in Michigan City.

The following needs have been identified through the consideration of the Community Action Committee as being the most pressing needs for facilities and services for homeless individuals, families, children, and all homeless subpopulations (both sheltered and unsheltered) in Michigan City:

Homeless Shelter for Men

- Faith Based Men’s Shelter Program and the Salvation Army need more space and a single location to utilize year round.
- More Men’s Shelters are needed.
- A day shelter is needed, especially during extreme weather.

Transitional Housing

- Need more transitional housing for individuals and families transitioning from homeless to permanent housing
- Need more permanent supportive housing for men
- Need more permanent supportive housing for women with children, especially for women with more than two children, and women with children over the age of 6 years old who are recovering from drug addiction
- Need the ability to proactively treat individuals with mental health problems before serious problems arise

Education, Training, and Outreach

- Need ongoing assistance as they transition from homeless to transitional housing to permanent housing
- Need job training, money management/budget management training programs

Transportation

- Need transportation to help clients access services in Michigan City and be more self-sufficient
- Need transportation from Michigan City to La Porte, the location of offices such as Child Protective Services and services for the unemployed

The following needs have been identified as being the most pressing needs for services for low-income individuals and low-income families with children (especially extremely low-income) who are currently housed but threatened with homelessness:

Prevention

- Need job training in both technical and soft skills, money management/budget management training programs
- Need more funds for rental assistance, mortgage assistance, utility assistance
- Need a central referral system/ clearing house where all residents can go to learn about what services are available and determine what services might be best for them. Something like 211.
- Need prevention activities for at-risk youth who may run away or get into trouble causing future difficulty getting a job and standard housing

- Michigan City currently does not have a Discharge Coordination Policy; however in 2004 a group of local housing and homeless service providers, the HOME Team, voted to become the local Continuum of Care. Since that time, the group has acquired funding to complete a Homeless Needs Assessment and is currently finishing a 10 Year Plan to End Homelessness, which will engage the local prison system and mental health institutions and service providers. The Michigan City CoC has also reached out to other CoCs in a six county area to create a regional CoC. Through the development of these relationships and plans, the Michigan City CoC now plans to create an official Discharge Coordination Policy.

Education, Training, and Outreach

- Homeless and near homeless individuals and families need to be educated on what services are available, especially those delivering long-term care that need time to prepare
- Homeless and near homeless individuals need to be told about and assisted in obtaining paperwork necessary to access some public services
- Need increased self-sufficiency education programs, especially in conjunction with housing programs
- More information needs to be made available about emergency youth services available at the La Porte County Juvenile Services Center.

Coordination of Services

- Need better coordination of services among all homeless, housing, and mental health providers in Michigan City.
- Consolidation of programs that provide overlapping services is needed.
- Need to provide more long term and thorough case management services the follows individuals and families as they make the transition from homeless, to transitional, to permanent.
- The County Home in La Porte is expanding because they are the last resort for people who have absolutely no resources.

Homeless Population by Race

Table 39 lists Michigan City’s homeless population by race, as estimated by Michigan City homeless service providers:

Table 39: Homeless Population by Race	
White	67%
Black	30%
Hispanic	1%
Mixed Race	1%
Unknown	1%

These estimates are based on the observations and HMIS records of the primary homeless service providers in Michigan City.

Strategies

Michigan City's current strategy for helping low-income families avoid becoming homeless; reaching out to homeless persons and assessing their individual needs; addressing the emergency shelter and transitional housing needs of homeless persons; helping homeless persons make the transition to permanent housing and independent living includes; and making efficient use of resources available for services:

- Case management
 - Thorough assessment and evaluation of individuals needs
 - Monitoring individuals as they move from homelessness to transitional housing to permanent housing.
- Prevention
 - Rent/Mortgage assistance
 - Utility assistance
 - Training on budgeting and financial management/planning based on realistic income and expenses
 - Educating individuals about land-lord tenant laws
 - Working with landlords and tenants to prevent conflicts that could lead to eviction
 - Life skills training: financial management, house keeping, etc.
- Supportive Services
 - Financial assistance with first month's rent and deposits
 - Physical assistance in obtaining household goods
 - Medical assistance
 - Mental health services
 - Job referrals
- Education
 - Workshops on getting and keeping a job
 - Homeownership training
 - Increasing community awareness
- Affordable Housing Programs
 - Section 8 Housing Choice Program
 - Turnkey III Homeownership Program
- Collaboration
 - Providing services in partnership or conjunction with other providers
 - Training the staff of multiple agencies together to utilize resources more efficiently

All of the above services are provided to individuals that are homeless, those at risk of becoming homeless, and those transitioning from homeless, to transitional housing, to permanent housing.

Continuum of Care

In order to improve the above strategies and seek additional funding, Michigan City service providers are part of a group called the HOME Team which serves as the local Continuum of Care (CoC). According to HUD, a Continuum of Care is an approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and

service resources to address the various needs of homeless persons. Michigan City is currently part of Region 1 of the State of Indiana's Continuum of Care. Region 1 includes Lake, Porter, La Porte, Newton, Jasper, Starke, and Pulaski Counties. A map of the Indiana Continuum of Care Regions is provided in Appendix F. As a direct result of the Consolidated Planning Process, several service providers have become more involved in the CoC; such as, Sand Castle Homeless Shelter, the Michigan City Public Housing Authority, and the Michigan City Salvation Army.

Accomplishments of these organizations over the last few years include the following:

- \$500,000 in rehabilitation work were completed to improve the condition of Stepping Stones, an emergency shelter for victims of domestic violence, and the organization opened a transitional housing facility.
- 10 individuals have moved from Dungan's group homes into more independent living situations with Medicaid waivers.
- Dunebrook expanded its building by 400% and has substantially increased the number of families and individuals served.
- 750 families receive food from the Salvation Army food pantry each month, and most also receive utility assistance.
- The Salvation Army provides a Men's Shelter program three nights a week.
- A new Alzheimer Unit has been added to The Arbors facility. The Arbors also achieved a 95% success rate of returning therapy clients to their own homes and was nominated as one of the best places to work in Indiana.
- Sand Castle Shelter added 2 new units and begun construction for a learning center to help individuals prepare for going back to school. The Shelter has helped 84% of residents find homes and 65% find jobs.
- VNA Home Care Services is increasing their use of technology and providing tele-monitors to monitor patients in their homes; a scale, pressure cuff, and oxygen monitor are included.
- In 2007 the Social and Learning Institute purchased its own private building with a commercial kitchen for teaching economic and self-help skills. The Institute has also purchased a 15 passenger van, which increased enrollment to 25, and added 2 teachers aides. 1/3 of the students have obtained a job that they would not have without the Institute and partnering social service organizations.
- The Madison Center has expanded services to provide mental health services to children at the early learning center. Middle and high school students up for expulsion receive mental health services and counseling services.
- 50 families received Owner Occupied Rehabilitation services from Housing Opportunities, Inc., including many that needed increased accessibility.
- Michiana Resources recently purchased DayBreak Resources, an adult day care center. They have also expanded their creative concepts program to include an art gallery containing art by their clients. The art is priced by the gallery director and the artist, and the proceeds are then split by the center and the artist.
- Franciscan Home Care was named one of the top 25% homecare providers in the United States.
- The Michigan City Housing Authority has a learning haven providing educational and youth programs. A computer lab is available to public housing residents, and the HA is working

to provide a computer lab to Sand Castle Shelter residents as well. The HA is currently constructing 4 public housing units.

- La Porte County Habitat for Humanity is more productive since the Michigan City Habitat merged with the La Porte Habitat. They now build 3 houses a year, and hope to increase to 4 or 5 houses a year.
- The Township Trustees office recently purchased a new township center and now partners with other agencies offering similar assistance. As of June 1, 2009 the center is a Senior Food and Nutrition site.
- A pediatric clinic was opened at the Barker Woods Enrichment Center. The center also partners with Safe Harbor to provide afterschool care for children with disabilities.
- The number of families seeking services from First Steps is continually increasing.
- Unity Foundation raised \$125,000 from the community in one night for the 10 Year Plan to End Homelessness.
- The smoking rate lowered from 31% to 24% for the population of La Porte County through the efforts of Healthy Communities of La Porte County. The organization also helped provide health insurance for 12,500 children in the county through a state project.
- The Aliveness Project is now able to provide Shelter Plus Care to clients.

Special Needs (Non-Homeless)

For the purpose of this Consolidated Plan, special needs populations include people with disabilities(mental, physical, developmental), persons with alcohol or drug addiction, persons with HIV/AIDS and their families, and public housing residents. See the attached Special Needs (Non-Homeless) chart for quantitative data on Michigan City's non-homeless special needs population.

Supportive housing for special needs populations is a very important but sometimes difficult component of a community's housing plan because these populations usually require more services than the typical household. In most communities, special needs individuals are often forced to live in close proximity to the social services and programs they depend on. See the Special Needs Facilities and Services section of the Housing Market Analysis for a comprehensive listing of facilities and services available for individuals with special needs in Michigan City, including mental and physical health patients returning from institutional care.

The following needs have been identified by the Citizen's Advisory Committee as being the most pressing priority housing and supportive services needs for Michigan City's special needs populations:

Education, Training, and Outreach

- More education about environmental factors and symptoms of disorders that suggest mental health problems in children that may be misdiagnosed as behavior problems
- Education for police and fire departments about special needs populations
- Need greater public awareness
- Need assistance with literacy skills so students can pursue higher education
- Need to educate teachers about identifying possible mental health issues in students

Supportive Housing Programs

- Need programs and residential services for women with older children and large numbers of children. Women are currently forced to choose between keeping their children or receiving assistance.
- Major need for more residential programs with supportive services.
- Major need for facilities and programs for youth who have mental health problems that are misdiagnosed as behavior problems.
- Quality housing with case management services for all special needs populations.
- Accessibility modifications to units so that people are able to live independently for as long as possible.
- Need more agencies serving adults

Supportive Services

- Need better coordination of services among all homeless, housing, and mental health providers in Michigan City.
- Consolidation of programs that provide overlapping services is needed.
- Need to provide more long term and thorough case management services that follows individuals as they make the transition from mental health institutions to permanent supportive housing.
- Need to better address the needs of people who have multiple issues
- Need for more Medicaid Waivers is a major issue for those who serve the aging and disabled communities.
- Need more therapists willing to work in the clients home with children

Obstacles

- Obtaining identification for homeless individuals
- Low awareness of the services available
- NIMBYism – Not In My Back Yard, resistance to building low income or supportive housing near existing neighborhoods
- Limited funding for providing services

Lead Based Paint Hazards

Lead was used as a pigment and drying agent in “alkyd” oil based paint in most homes built before 1978. Lead may be present on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount). According to the Commission, about two-thirds of homes built before 1940, one-half of the homes built from 1940 to 1960, and a large number of homes built after 1960 contain heavily-lead paint. Given the age of the City’s housing stock, lead paint is presumed to be present in most areas of the City. Using 2000 Census data for numbers of households and U.S. Consumer Product Safety Commission estimates of percentages of units likely to have lead paint (based on age), the City estimates that the extent of the lead paint hazard is as follows:

Table 40: Lead Based Paint Estimates	
Owner-Occupied Units with Lead Paint	3,276
Below Poverty Level Owner-Occupied Units with Lead Paint	184
Renter-Occupied Units with Lead Paint	1,773
Below Poverty Level Renter-Occupied Units with Lead Paint	416

According to the Indiana State Department of Health, 385 children in La Porte County were tested for lead poisoning in 2007, and 11 children had lead poisoning. The county has a higher level of lead poisoning at 2.8% than the state at 1%. The data indicates a need for focused screening services both medically and environmentally. Highest need is indicated among the minority children who are living below poverty level and/or children living in older housing units built before 1978. Also, minority populations are adversely affected because higher concentrations of minorities live in the older parts of the city where housing units contain higher concentrations of lead base paint.

The following actions have been taken to evaluate and reduce lead-based paint hazards in Michigan City:

- The City of Michigan City has hired an environmental consulting firm to provide professional environmental services including lead paint testing, environmental assessment, and lead paint testing pre- and post testing for the Owner Occupied Rehabilitation Program. The use of these services to effectively assess hazards and determine the most appropriate and cost effective methods of hazard reduction.
- Lead-based paint hazard reduction is integrated into housing policies and programs by making it mandatory for organizations seeking funding from the City’s CDBG Program.
- In combination with the environmental consulting firm, the City of Michigan City is developing written policies and procedures for evaluating and reducing lead based paint hazards, as well as other hazards such as asbestos in the Owner Occupied Rehabilitation Program.
- The City will explore training possibilities and possible opportunities to increase the number of Michigan City contractors who are trained in lead-based paint hazards.
- Participants in the Owner Occupied Rehabilitation Program receive the booklet “Protect Your Family from Lead in Your Home”.

VI. STRATEGIC PLAN

Mission

Michigan City's mission is to improve the quality of life for extremely low-income, low-income, and moderate-income individuals and families through the development and implementation of programs that will provide decent housing, provide a suitable living environment, and expand economic opportunity for all Michigan City residents.

General Information

The City of Michigan City will continue to use local performance outcome and output measures to track data and program results that are of concern here in Michigan City. In addition, the city's goals are as follows:

Provide Decent Housing

- Assist homeless persons to obtain appropriate housing
- Assist persons at risk of becoming homeless
- Retain the affordable housing stock
- Make available permanent housing that is affordable to low-income residents without discrimination
- Increase the supply of supportive housing for persons with special needs, including persons with HIV/AIDS and their families
- Provide affordable housing that is accessible to job opportunities
- Provide a Suitable Living Environment:
 - Improve the safety and livability of neighborhoods
 - Increase access to quality public and private facilities and services
 - Reduce isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods.
 - Restore and preserve properties of special value for historic, architectural or aesthetic reasons
- Conserve energy resources
- Expand Economic Opportunity:
 - Create jobs accessible to low-income persons
 - Provide access to capital and credit for development activities that promote the long-term economic and social viability of the community
 - Establish, stabilize and expand small businesses
 - Empower low-income persons to achieve self-sufficiency to reduce future generations of poverty in federally assisted public housing.
- For more detailed information on annual goals, see the Table 3B Annual Housing Completion Goals in Appendix B.

Objectives

The Community Development Block Grant (CDBG) program is currently the only federal formula grant program covered by Michigan City’s Consolidated Plan. The CDBG Program provides federal funds to cities to undertake certain kinds of community development and housing activities. Activities proposed by the city must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low- and moderate-income. Each activity must meet one of the three broad national objectives of:

1. Benefit to low-and moderate-income families. (At least 70% of the City’s CDBG expenditure must benefit low-and moderate-income residents.)
2. Aid in the prevention of elimination of slum or blight.
3. Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

For a more detailed account of past and present objectives, goals, and outcomes, see the Summary of Specific Annual Objectives Table in Appendix A.

Strategies, Projects, and Goals

In order to address housing, homeless, community and economic development needs, and the general needs of low-income people in Michigan City, the following strategies, projects, and goals have been developed and ranked in the order of their priority. Their priority was determined by the results of the Housing Market Analysis, the Housing and Homeless Needs Assessment, the HOME Team, and preliminary data from the La Porte County Ten Year Plan to End Homelessness. The anticipated outcomes have been quantified for all five fiscal years of the consolidated plan. Michigan City will submit an annual update to HUD describing their accomplishments from the previous fiscal year and addressing the gaps between the projected beneficiaries and the actual beneficiaries and the amount to be obligated for the next fiscal year. For a more detailed account of Strategies, Projects, and Goals see the Annual Housing Completion Goals and Project Tables in Appendix A.

Increase access to affordable rental housing	
Project:	Michigan City Rental Assistance Program
Anticipated outcomes:	Approximately 100 low-income families and individuals will receive rental assistance through one time emergency grants paid directly to providers to prevent families from becoming homeless.
Fund Sources:	CDBG, Township Trustee
Amount to be obligated:	\$36,784 in CDBG obligated for the fiscal year 2009, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.

Increase the number of persons moving from homelessness or transitional housing to permanent housing	
Project:	Michigan City Permanent Supportive Housing Program
Anticipated outcomes:	Housing Opportunities, a non-profit housing provider anticipates opening four permanent supportive housing rental units for families during FY2009. A caseworker will be funded to assist moving homeless persons/families into permanent supportive housing. Approximately 4 families and/or individuals will be moved from homelessness to permanent supportive housing.
Fund Sources:	CDBG, HUD (SHP, S+C, SRO) Housing Opportunities Inc.
Amount to be obligated	\$16,848 CDBG. for FY2009. Future funding amounts to be determined.
Increase the quality of owner housing	
Project:	Michigan City Owner-Occupied Rehabilitation Program
Anticipated outcomes:	Approximately 35 low and moderate income owner-occupied housing units will be repaired.
Fund Sources:	CDBG, FHLB(NIP), North Central Community Action Agency(NCCAA)
Amount to be obligated	\$300,117 in CDBG obligated for the first fiscal year; subsequent fiscal years to be determined. \$245,000 in Weatherization funds from NCCAA for energy efficiency improvements.
Project:	Michigan City Housing Code Enforcement Program
Anticipated outcomes	Repairs/upgrades will be made to approximately 6 owner-occupied housing units as a result of Michigan City's efforts to enforce current housing codes and standards.
Fund Source:	City General Fund for staff salaries
Amount to be obligated	\$30,000 in staff salaries for code enforcement.
Improve the quality of public improvements for lower income persons	
Project:	Michigan Blvd. Street Improvements
Anticipated outcomes	Curbs, sidewalks, lighting, and streets within this area will be upgraded during FY 2009. Approximately 1000 low and moderate income families in living in this area will benefit from these infrastructure upgrades. These upgrades are also expected to influence economic development and housing rehabilitation in the area.
Fund Source	INDOT, Major Moves, Stimulus funds
Amount to be obligated	\$6.2 million from the sources listed above. Also, other funding source amounts to be determined as the project progresses.
Improve the services for low-income persons	

Project:	Michigan City Education, Outreach, Prevention, and Case Management Programs
Anticipated outcomes:	Approximately 140 low-income individuals and families will benefit from education, outreach, prevention, and case management programs.
Fund Source	CDBG, Michigan City Enrichment Corporation, Unity Foundation
Amount to be obligated	\$35,000 in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.
Project Name:	Michigan City Senior Citizen Supportive Services Program
Anticipated outcomes:	Approximately 20 seniors will benefit from supportive service programs.
Fund Source	Michigan City Senior Citizen's Center, North Central Community Action Agency
Amount to be obligated	Other funding source amounts to be determined.
Improve economic opportunities for lower income persons	
Project Name:	Michigan City Job Training
Anticipated outcomes:	Five jobs created for low income persons as a result of the stimulus funds through construction and rehabilitation of homes within Michigan City.
Fund Source:	Neighborhood Stabilization Program (NSP) & North Central Community Action Agency
Amount to be obligated:	Funding source amounts to be determined.
Increase the quality of rental housing	
Project:	Michigan City Rental Rehabilitation Program
Anticipated outcomes	At least 24 rental housing units will be rehabbed and made available for low-income individuals by Housing Opportunities Inc.
Fund Sources	HUD (SHP, S+C, SRO), CDBG
Amount to be obligated:	CDBG \$250,000
Project:	Michigan City Rental Housing Code Enforcement Program
Anticipated outcomes:	Repairs/upgrades will be made to approximately 10 rental housing units as a result of Michigan City's efforts to enforce current housing codes and standards.
Fund Source:	City General Fund for staff salaries
Amount to be obligated:	To be determined
Increase access to affordable owner housing.	
Project:	Michigan City Homeownership and Down payment Assistance Program

Anticipated outcomes:	Approximately 16 low-income families and individuals will receive homeownership counseling and/or down payment assistance.
Fund Sources	FHLB ,
Amount to be obligated:	To be Determined
Project:	Michigan City New Home Construction Program
Anticipated outcomes:	Approximately 8 new housing units will be constructed and made available for low and moderate income families and individuals
Fund Sources:	Michigan City Housing Development Corporation, Habitat for Humanity, NSP,
Amount to be obligated:	\$1.2 million NSP Funds for new construction
Project:	Michigan City Acquisition & Rehabilitation Program
Anticipated outcomes:	Approximately eight (8) foreclosed housing units will be bought and completely rehabilitated and will become available for low and moderate income families and individuals.
Fund Sources:	NSP
Amount to be obligated:	\$1 million dollars from NSP
Increase the quality of neighborhood facilities for lower income persons	
Project Name:	Michigan City Neighborhood Facilities Improvement Program
Anticipated outcomes:	Improve Park and Playground facilities
Fund Source:	IDEM, EPA, Blue Chip Development Fund
Amount to be obligated:	Other funding source amounts to be determined.
Increase the range of housing options and related services for persons with special needs	
Project:	HOME Team
Anticipated outcomes:	The HOME Team examines how mental health/disability providers, housing developers (non-profit and for profit), health providers, homeless services providers, and the city can work together to eliminate gaps, prevent overlapping services, and examine potential methods to increase the range of housing options and related services for persons with special needs.
Fund Sources:	Michigan City Enrichment Corporation, United Way of La Porte County, and the Unity Foundation
Amount to be obligated:	To be determined
Increase livability for low and moderate income persons.	
Project:	Demolition Program

Anticipated outcomes:	Approximately 30 vacant and blighted structures will be demolished.
Fund Sources:	NSP
Amount to be obligated:	\$500,000 NSP
Project:	Graffiti Removal Program
Anticipated outcomes:	Approximately 100 new kits for graffiti removal will be available for low and moderate income families and individuals
Fund Sources:	City of Michigan City funds & staff salaries, CDBG
Amount to be obligated:	\$5,000 CDBG; other funding to be determined.

Affordable Housing

Please refer to the Priority Housing Needs and Housing Market Analysis Table for information on the number of extremely low-income, low-income, and moderate-income families to whom Michigan City will provide affordable housing (rental housing and homeownership) over the next five years.

The results of the housing market analysis and the severity of housing problems for extremely low-income, low-income, and moderate-income renters and owners provided the basis for assigning the relative priority given to each priority need category.

The following housing market characteristics will influence the use of funds made available for rental assistance, production of new units, rehab of old units, and acquisition of existing units:

- High vacancy rates
- Number of substandard rental and owner-occupied housing units.
- Age of existing units
- Fair Market Rents Vs. Rent affordable at 30% of 50% of Median Family Income
- Public housing rehabilitation needs

The city of Michigan City currently only receives CDBG funding. The City will not be applying for HOME funds during the 2009 Program Year.

The Michigan City Housing Authority utilizes several strategies to provide affordable housing throughout the community. The Section 504 needs assessment of residents and families on waiting lists did not indicate a need for changes other than our public spaces. Michigan City however, has maintained accessibility to 68 units of the 100 unit elderly development, two units at the 50 unit family site, and two units at the 15 unit family site. The Michigan City Housing Authority has also made reasonable accommodations for several residents when requested.

Improvement of management practices will occur through training and other staff

development measures. Improving customer service and property management skills is a major focus. Collaborating with resident organizations and leadership continues to be the best method to empower and improve the quality of life for low-and moderate-income families. The Mayor of Michigan City has appointed a public housing resident to serve on the board of the Michigan City Housing Authority. Having a resident on the board provides a method by which residents' views and concerns can be heard, and residents can be part of the decision making process.

The Housing Authority reaches out to families and the community through a variety of facilities and services. The Housing Authority has a center at Lincoln Estates that provides educational programs and youth programs, and one of the housing sites has a new pavilion. A computer lab was created for public housing residents, and the Housing Authority is working with the local homeless shelter to establish a computer lab for them as well. Family Self-Sufficiency grants are also available to assist families in moving towards higher education or housing.

The Michigan City Housing Authority has formed a Housing Development Corporation to develop additional affordable housing units. The Development Corporation provides 6 transitional housing units for adult men.

The Housing Authority participates, on behalf of the City of Michigan City, in HUD's Good Neighbor Program where they are able to purchase HUD held properties for \$1.00. These units are totally rehabilitated and either rented or sold to low-income families. Though the Housing Authority is willing to participate, no \$1.00 homes have been available since 2005. The agency also participates in HUD's Housing Choice Voucher Homeownership Program. Over 100 families have achieved homeownership under HUD's Turnkey III Homeownership Program which the housing authority administers.

Some of the immediate concerns for the Michigan City Housing Authority which will affect their efforts to implement their five-year improvement plan and which could affect their status in the area of physical inspections as repairs and improvements are needed include:

- A growing need for assisted living programs for our frail elderly to afford them independent living arrangements.
- A substantial decline in their capital fund due to the loss of physical units, which were replaced with Section 8 Housing Choice Vouchers.

See the Strategies, Projects, and Goals section of the Strategic Plan on Pages 39-42 for more information on the above programs; what funds are going to be made available for these programs; and the anticipated outcomes of each program for the first Fiscal Year. Michigan City will submit an annual update to HUD describing their accomplishments from the previous fiscal year and addressing the gaps between the projected beneficiaries and the actual beneficiaries.

Homelessness

See the Homeless section on Pages 35-35 in the Housing and Homeless Needs Assessment

Section of the Consolidated Plan for a description of Michigan City's Continuum of Care and Michigan City's strategy for helping low-income families avoid becoming homeless; reaching out to homeless persons and assessing their individual needs; addressing the emergency shelter and transitional housing needs of homeless persons; and helping homeless persons make the transition to permanent housing and independent living. Also, see the Homeless Families and Individuals Needs Tables located in Appendix A.

Other Special Needs (Non-homeless)

See the Special Needs Section on Pages 41-42 in the Housing and Homeless Needs Assessment Section for a complete description of the priority housing and supportive service needs of persons who are not homeless but require supportive housing. Also, see the Non-Homeless Needs Table located in Appendix A.

Non-Housing Community Economic Development and Neighborhood Revitalization Plans

See the Non-Housing Community Development Table in Appendix A for a quantitative description of Michigan City's priority non-housing community development needs eligible for assistance under HUD's community development programs by CDBG eligibility category, reflecting the needs of families for each type of activity, as appropriate, in terms of dollar amounts estimated to meet the priority need for the type of activity. In order to address community economic development needs and neighborhood revitalizations, Michigan City created the following plans:

Michigan City's Community Development Plan

I. Introduction

Michigan City's natural and geographic location has historically provided a stimulus for its growth. The infrastructure consisting of interstate highways, rail network, Lake Michigan, natural gas, electricity, water and sewer capacity, a great dedicated workforce and proximity to the greater Chicago area have been key factors in industrial growth over the years. Michigan City has competed effectively and successfully for employment and population growth by providing inexpensive land, low taxes, infrastructure improvements, a beautiful waterfront recreational setting and a wholesome atmosphere where people could afford a better quality of life than they could in nearby urbanized areas.

In addition, the entrepreneur spirit gave rise to many successful local owned and operated businesses. Family and business names known for their Michigan City presence include Ruby, Sprague, Barker, and Eddy to name but a few.

Like many cities in the Midwest, Michigan City began feeling the effects of a declining economy in the 1960's and 1970's, during which many factories closed, population declined, jobs were lost and neighborhoods surrounding once vibrant factories began to erode. This left

the City with an inventory of large, aging underutilized and abandoned industrial facilities in neighborhoods that became unstable.

Formed in 1996, the Michigan City Economic Development Corporation (MCEDC) has been the catalyst in economic development activities for the City through marketing, business attraction and retention, workforce development and brownfield redevelopment. In addition, the MCEDC provides relevant data and support to potential new and existing businesses. The MCEDC works closely with the City and the Urban Enterprise Association in helping to enhance the quality of life in the City through the creation of new higher paying jobs and added investment in the community. The Mayor of Michigan City is the only parental appointment to the MCEDC board of directors. The Mayor has the authority to nominate three other members to the MCEDC board.

II. Economic Development Strategy

While the MCEDC is an independent not-for-profit entity formed to provide full time efforts toward economic development initiatives in the City, the Mayor's office must be committed to supporting these efforts by actively participating on the MCEDC board of directors and by partnering with the organization through the City Council, City departments and the water and sanitation boards. Involvement by the Mayor and the City is essential in dealing with the many prospects and potential businesses that consider Michigan City as their new location. The Mayor, as the CEO of this community, has the obligation to share in the lead of economic development activities with the MCEDC, partnering with the Chamber of Commerce.

A. Business Attraction

The Mayor will serve as the City's most aggressive "cheerleader" in promoting the community as the best business location in the Midwest. Working with the MCEDC, the Mayor will be available at any time to meet with prospects (at their location or during their visit) looking at the City and will coordinate the City's efforts to make a project a reality. When business prospects contact the Mayor's office directly, the Mayor will immediately involve the MCEDC and continue to work together to attract the business to the City. The Mayor will avail himself to attend trade shows with the MCEDC and other events promoting the City. The Mayor will be part of the MCEDC's Marketing Committee that will develop and implement an aggressive targeted marketing program and work with the Indiana Department of Commerce Business Development Division to bring their programs to the City. The Mayor needs to "champion" the City's incentive packages, through the support of tax abatement, TIF, grants, etc. Training will be provided for Council members to inform all elected officials on what incentives are available and how they work. The mayor will instruct the City plan department to work with the county to develop a business-industrial land use and utility plan for the properties along I-94, 400N and Cleveland Avenue.

B. Existing Business Retention and Expansion

Perhaps the most important function of any local economic development program is a strong Business Retention and Expansion effort. Seventy to eighty percent of new jobs created in a community come from the expansion of its existing businesses. Therefore, it is essential that our existing businesses be recognized and "taken care of" in order to retain them and help

them to grow. The Mayor must take an active role with the MCEDC and the Michigan City Area Chamber of Commerce in implementing their retention and expansion programs. The program includes on site visits to learn how the business is doing and to learn what the community can do to help them grow. The Mayor must attend these visits to demonstrate City's interest in their success. It is also important to recognize the many industrial/commercial businesses that make up the workforce base in the City. In that regard, the Mayor should partner with the MCEDC and the Chamber in promoting Business Appreciation Recognition events and a local Products Showcase event. Michigan City products should be incorporated into construction specifications for local buildings when ever possible.

C. Brownfield Redevelopment

The City has been aggressively addressing the problem of abandoned and underutilized brownfield buildings and sites for a number of years, partnering early on with the MCEDC, the Chamber of Commerce, and the Urban Enterprise Association. Since 1996, the MCEDC and the City began developing a brownfield strategy that began to recognize the various aging vacant industrial facilities in the community as brownfields and as potential places of future employment. Even prior to that, in 1994, the City worked very closely with local developers who took possession of the former Joy Manufacturing Facility. This public-private partnership resulted in achieving an Industrial Recovery Site Designation (Dinosaur) Status and provided the impetus for the developers to purchase and develop the 600,000 sq. ft. facility, which is located in a neighborhood setting. The developers invested over \$ 5 million in improvements and successfully recruited six companies that moved into the facility, creating over 600 jobs. Subsequently, the complex was sold and it continues to have companies expanding there. A similar situation occurred in 1997 with the former Michigan City Plastics facility. The partnership of the City, the Chamber of Commerce, the Urban Enterprise Association and the County resulted in a developer stepping forward and preparing the facility for the GAF Company, which invested \$ 28 million and created over 125 new jobs. The former Josam Foundry redevelopment is another example of the above partnership. Soon this property will be ready for development.

The Michigan City Brownfield Task Force needs to develop a formal strategy to address brownfields in the City. The Task Force should be composed of people who are knowledgeable about brownfields and redevelopment as well as residents of the impacted areas.

In 2001, the City was awarded one of only 30 \$250,000 U.S.EPA Brownfields Assessment Demonstration Pilot Grants for the former Royal Metal and Schmock Oil properties as well as the former City landfill on Karwick Road. In 2002, the City completed a US EPA grant proposal for assessments of additional properties in the City's Enterprise Zone and if approved, will allow the City to submit remedial action grants. See Appendix F for a map of Michigan City's Urban Enterprise Zone.

Brownfield redevelopment is a time consuming activity that takes time away from Tony Rodriguez and the MCEDC job development efforts. The Mayor will direct the planning and redevelopment office to assume this responsibility. This shift of responsibility will allow the MCEDC to pursue entrepreneurial development through a possible small business incubator, and to spend more time with the Technology Task Force developing a city strategy.

D. Workforce Development

The most important economic development effort will be in the area of workforce development, including training and education. While the old adage, “location, location, location” is still a primary characteristic in relocation decisions, most economic development organizations have indicated that the number one consideration of companies today is the workforce: availability of a skilled workforce; an educated workforce; a workforce with a good work ethic.

The Mayor needs to be involved in assuring that the local schools are preparing students for the workplace. The Mayor will assist the Chamber in establishing business/education partnerships between the local businesses and the school district to create a continuing dialogue to identify the skills students need to be successful. The Mayor automatically serves on the Center of Workforce Innovations Local Elected Officials board, working with the Center’s six-county workforce investment board. This will provide many opportunities to identify workforce efforts in our region. The mayor will attend these meetings and bring back vital information on workforce development.

It is essential that a properly trained workforce continue to be available to fill job openings as they occur. As an urban school system, the MCAS has a large number of students who enter the system as “at risk students”, meaning that they will need extra support to graduate. To assist these students, the Mayor proposed that the city provide financial assistance to extend after hour programs during the school years and into the summer months. Nationally these programs have proven to be successful in raising the level of self-esteem through better performance in the classroom.

E. Downtown Development & Tourism

The City will proceed with the development of the Trail Creek walkway while it seeks, through the redevelopment commission, a private developer willing to implement the recommendations of the existing north end plans. These tax paying developments should be year-around overnight attractions that compliment the city’s other attractions. The redevelopment commission will be charged with the task of obtaining and administering federal grant to encourage preservation of the many architectural and historic structures in the area. And finally as a part of the over all economic development plan, a coordinated and aggressive marketing plan will be pursued.

III. County-wide Economic Development

The mayor should continue to participate in discussions on a countywide economic development effort. Until an agreement is reached for such an effort, the Mayor should recognize and support the potential for the new partners to begin working together in areas such as: joint marketing and advertising, trade shows, business recognition, infrastructure improvements, zoning, training, incentives, etc. The City, however, should not be the sole source of funding for these endeavors. As one can see, economic development is a vast topic covering many issues. To be successful, many agencies, both private and public, must be involved. The Mayor, therefore, should convene a meeting with all of the City’s economic development partners to develop a strategy for working together. These partners would

include:

Local/County	Regional
Michigan Economic Development Corporation	NW Indiana Forum
Michigan City Area Schools	The Center for Workforce Innovations
Marquette High School	NIPSCO
Michigan City Urban Enterprise Association	Purdue North Central
Michigan City Area Chamber of Commerce	
Recognized Business Leaders	State/Federal
Common Council	Department of Commerce
County Commissioners/Council	State legislators
	Congressman

Michigan City's Neighborhood Revitalization Strategy

Residential areas are the backbone of a city. In fact, some cities have chosen to limit development to residential uses only and thus have no resident industries. These communities have been referred to as bedroom communities because the residents sleep in their home city but are forced to commute to places of employment. While many residents of Michigan City commute to jobs in other communities, Michigan City is not a bedroom community. Instead, Michigan City is home to various forms of commerce, industry and residences.

In the early 1900's Michigan City's development codes allowed residential buildings, including multi-family dwellings in all zoning areas. As a result many of our city's older neighborhoods have both single family and multi family dwellings located side by side with businesses and industries. The conflict of use causes traffic conflicts that are unacceptable to residents; and the lack of both off street parking and usable open space make the areas less attractive to families. Prior to WW II, homes were built close to one another with large front porches from which the residents watched their neighbors walk along the streets. Today, many homebuyers prefer large lots and frequently resort to tall privacy fences. Where residents used to stroll, cars are now parked bumper to bumper, discouraging any pedestrian movements. Tree lawns and well maintained front yards have been replaced by rutted parking areas.

As a result, the market for the large older single family home has softened. Citizens with an interest in preserving the old forms of architecture (and history) have sprung up but frequently meet with resistance from residents of the neighborhoods who fear they will be pushed from their homes. For the elderly, the cost of maintaining their homesteads has become a heavy financial burden and some, therefore, resort to converting their single family home into a duplex or possibly a multi family dwelling further taxing the neighborhood infrastructure, while others watch their life investment deteriorate around them. Unfortunately, tenants are frequently blamed for the parking problems that the landlord has created. Properties are sometimes abandoned and taxes not paid. Theses properties deteriorate further and become targets of vandals, vagrants, and attract other nuisance activities.



Several of the older neighborhoods are served with combined sanitary- storm sewers. These systems cause basement flooding which can create serious problems and contribute to the overflow potential at the sanitary plant, which would mean raw sewage is discharged directly into Trail Creek. In addition some areas lack city water and sewers. Some septic systems flow into wetlands creating a health hazard while the lack of a municipal water system presents both a health problem and a safety problem. Residents consuming unsafe drinking water are at risk of illness and disease. The lack of city water also puts the property, the occupants and the city's firefighters at risk.

The decline of a neighborhood presents the perception of several problems: crime, deteriorated sometime unsafe buildings, filth, quality of city services, and disinvestments, to name a few. As a result of the growing need for neighborhood revitalization, the following strategies are being utilized in Michigan City:

1. Neighborhoods

The basic building block of community is the neighborhood. Clusters of many neighborhoods make up a city. The neighborhood is limited in physical size, with a well-defined edge and a center. Neighborhoods have a mix of land uses, providing opportunities for young and old to find places to live, work, shop, and be entertained. The size of a neighborhood is usually based on the distance that a person can walk in five minutes from the center to the edge – a quarter-mile. Corridors form the boundaries between neighborhoods – both connecting and defining the neighborhoods. Corridors can incorporate natural features such as streams, and may take the form of travel paths, railroad lines, parks, or a combination of all these things. A corridor may also be a district-as when a major shopping avenue runs between adjoining neighborhoods.

Michigan City neighborhood revitalization strategy is generally conducted on a neighborhood by neighborhood basis. One of the major revitalization efforts has been for the North End of Michigan City. Several major studies have been conducted including the Lohen study, the North End Study done by Andrews University, the Tracy Cross Marketing Study, and Hunden Strategic Partners who are currently in the process of locating a master developer. These plans have provided input into the potential for the revitalization and redevelopment of the neighborhoods including Elston Grove, and the Eastside.

The other neighborhood that will have major funds and focus will be the Westside neighborhood. The City of Michigan City has been awarded, from the Indiana Housing and Community Development Authority, \$2.8 million in Neighborhood Stabilization Program (NSP) grant funds to demolish vacant blighted structures; construct new single family homes, and acquire foreclosed properties and completely rehabilitate them in the Westside neighborhood target area. The strategy for the Westside neighborhood has been to start on one street and improve one street at a time. Beginning with Willard Avenue, a major effort was made to improve the homes along this Avenue, including demolition of buildings that were blighted. Although it does take time to redevelop a neighborhood through this strategy it can be a cost effective way to assist the neighborhood. With the additional NSP funds, projects such as new

construction of housing units; the rehabilitation of homes; and demolitions of blighted, unsafe structures on the Westside can be accelerated.

2. Transportation

Transportation options are important and although the car continues to be the dominant mode of transportation, increased emphasis will be on transit riders, pedestrians, and bicyclists. With the increasing cost of oil and gasoline, it only makes sense to look at cheaper alternatives and possibly more sustainable options for transportation, especially for low-income persons who have limited funds. Therefore, an increased emphasis on different transportation modes for this area will provide many benefits and more alternatives to the low-income persons.

Michigan City is fortunate enough to have the South Shore Railroad which is an electric train located within the city limits providing rail service to both Chicago and South Bend, Indiana. The South Shore could be a major redevelopment tool for the City of Michigan City and may provide an economic boost to Michigan City through the development of a new train station and improved access to the downtown area. The South Shore might provide alternative transportation options for those commuting to Chicago for both work and recreation. Providing different modes of transportation provides people with realistic choices for commuting to work, recreation, and other places both in and outside of the city.

Barriers to Affordable Housing

See the Barriers to Affordable Housing section on Page 27 in the Housing Market section for an analysis on barriers and Michigan City's plan to address those barriers.

Lead-Based Paint Hazards

See the Lead-based Paint Hazards section on Page 42 in the Housing and Homeless Needs Assessment section for a complete description of Lead-based paint hazards and the actions proposed or being taken to evaluate and reduce lead-based paint hazards, and a description how the lead-based paint hazard reduction will be integrated into housing policies and programs.

Anti-Poverty Strategy

There are two basic strategies that will take place during the next year although both of these strategies will need to continue over several years in order to determine if an impact is being made. Poverty trends for the City of Michigan City indicate that the number of City residents in poverty is increasing. Michigan City has an overall poverty rate of 19.8%, and the poverty rate for children indicates that 32.3% or nearly 1 of every 3 children (0 to 17) in the City is poor.

The first anti-poverty strategy that is being funded in FY 2009 is the Dunebrook program. The Dunebrook program will be mentoring young parents about appropriate parenting behavior to improve their parenting skills. Research indicates that for children's development prior to age

five, good nutrition, a stable and loving family, and early educational stimulation are all positive influences on the child. Funding of Dunebrook with CDBG funds supports this strategy through early intervention with families before serious child abuse occurs and to increase positive parenting skills. It is hoped that the outcome of this intervention will result in less neglect, less abuse, and a more stable family life thus breaking the cycle of poverty or at least cracking the cycle of poverty that continues from generation to generation.

The second strategy is the development and support of safe and effective housing which is important to family functioning and child development. Deteriorated housing or housing in high-crime neighborhoods can literally be dangerous to children’s health. Extreme housing cost burdens are a major problem for many low-income families. Frequent residential relocation often means children switch schools or classrooms frequently, which disrupts their learning and the learning of other children in high-turnover classrooms. The 2009 Annual Action Plan will continue to fund the homeowner rehabilitation program which helps keep families in their homes by rehabilitation of their deteriorating homes. In addition, with the Neighborhood Stabilization Program grant of \$2.8 million from the Indiana Housing and Community Development Authority, foreclosed homes will be rehabilitated completely up to code and sold/rented to low-income families promoting stabilization for those families and the neighborhood.

Finally, although not a formal strategy it is important that the HOME Team continues, through its monthly meetings, to support agencies in providing better and more effective services for the City of Michigan City. This organization has been effective in coordination of resources throughout the community and the City of Michigan City will continue to support the activities of the HOME Team and persist in identifying and monitoring anti-poverty strategies used throughout the community.

Institutional Structure and Coordination

Michigan City will have staff funded through CDBG administration dollars that will be dedicated to making sure the CDBG Program is administered fully. The city will also work with the following organizations throughout the implementation of the CDBG Program.

Organization/Provider	General Information
Michigan City Housing Authority 621 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 872-7287	Public Housing and Section 8 Vouchers 176 public housing rental units 14 Turnkey III homeownership units 6 transitional housing units for men 261 Section 8 Vouchers
Michigan City Housing Development Corporation 621 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 872-7287	Provide affordable housing services such as rehabilitation and construction of new homes.

<p>North Central Community Action Agency 301 E. 8th Street Michigan City, IN 46360 Phone: (219) 872-0351</p>	<p>Energy Assistance Program Weatherization Assistance Housing Services Three Transitional Housing units for families with children</p>
<p>Catholic Charities 321 W. 11th Street Michigan City, IN 46360 Phone: (219) 879-9312</p>	<p>Provides Rental Assistance and Housing Counseling.</p>
<p>Michigan Township Trustee 2601 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 874-5201</p>	<p>Township trustees can help with shelter, food, clothing, utilities, rental assistance and medical expenses within certain guidelines. Direct resources and referral.</p>
<p>LaPorte County Habitat for Humanity 809 Jefferson Ave. LaPorte, IN 46350 Phone: (219)324-7510</p>	<p>Constructs houses for low-income residents.</p>
<p>Michigan City Economic Development Corporation 2 Cadence Park Plaza Michigan City, IN 46360 Phone: (219) 873-1211</p>	<p>Provides services, programs, and one-on-one assistance to the business community in Michigan City. The MCEDC works to bring together a collaboration of resources, such as city and government officials, the appropriate municipal departments, utility engineers, and the expertise of business leaders.</p>
<p>Sand Castle Shelter 1005 W. 8th Street Michigan City, IN 46360 Phone: (219) 879-2552</p>	<p>30 Day Emergency Shelter for families with children and single women. Provides breakfast and dinner, case management, assistance with finding housing and jobs, and match dollars for a security deposit Bright Beginnings – provides cleaning supplies, bedding, etc. when families move out of the shelter Provides showers and laundry facilities</p>
<p>Stepping Stone P.O. Box 1045 Michigan City, IN 46360 Phone: (219) 879-4615</p>	<p>45 Day Emergency Shelter for victims of domestic violence and their minor children Provide referrals to transitional housing, case management, supportive services, and advocacy Transitional Housing Program that can accommodate 15 families Can stay up to two years Must be victims of domestic violence</p>
<p>Dunebrook 7451 West Johnson Road MI City, IN 46360 Phone: (219) 874-0007</p>	<p>Provides a variety of services to prevent child abuse including: Child Abuse Prevention Council, Healthy Families, Prenatal Substance Abuse Program, Parents of Teachers, Community Partners, and Nurturing Parents. Each program is a home visitation or group presentation program that provides support to families and includes a child abuse prevention component</p>

<p>Salvation Army 1201 S. Franklin Street Michigan City, IN 46360 Phone: (219) 874-6885</p>	<p><u>Homeless Men's Shelter Program</u> Have approximately 30 beds, but will try to accommodate overflow with the use of sleeping bags. Physical shelter is provided by different area churches on different nights of the week. Salvation Army manages runs the summer program Faith Based Men's Shelter group manages the winter program</p>
<p>La Porte County Juvenile Services Center (Crowley Juvenile Center) 0364 S. Ziglar Road LaPorte, IN 46350 (219) 324-5130 Ext. 12</p>	<p>Juvenile Center provides emergency services for youth, that have been reported or notified as homeless Also acts as transitional housing, while foster care or some other alternative living situation such as a relative is being searched for Provides substance abuse and self esteem counseling, education services, recreation, daily living skills classes, pregnancy and STD prevention groups, and individual and family counseling</p>
<p>Pact, Inc. 132 E. 6th Street Michigan City, IN 46360 Phone: (219) 872-9139</p>	<p>Federal Half-Way House for those leaving federal penitentiary, or sentenced out of local courts Currently serve 59 people in their facility Provide transition services: life skills, parenting classes, employment readiness, case management, and family reunification</p>
<p>La Porte County Division of Family and Social Services 1551 S. Woodland Michigan City, IN 46360 Phone: (800) 403-0864 Fax: (219) 879-8711</p>	<p>Temporary Assistance for Needy Families (TANF) Food Stamps Medicaid/Hoosier Healthwise</p>
<p>Real Services, Inc. Area II Agency on Aging 2626 N. State Road 39 La Porte, IN 46350 Phone: (219) 324-4199</p>	<p>Provide in-home supportive services which allow elderly and/or disabled to remain in their homes as long as possible thus providing maximum independence. Overall services include: Case Management, Adaptive Aides and devices, adult day services, attendant care, homemaker, home delivered meals, home modifications, pest control, respite</p>
<p>La Porte County Council on Aging/ Parents and Friends 800 Michigan Avenue La Porte, IN 46350 Phone (219) 326-7889</p>	<p>Provide older adult services, planning and coordination, transportation, rural meals on wheels, assistance to the homebound elderly, guardianship and protective services. Parents and Friends provides group home services and a waiver program for 34 individuals.</p>

<p>Swanson Center 450 St. John Road, Suite 601 Michigan City, IN 46360 Phone: (219) 879-0676</p>	<p>Provides housing programs and supportive services to mentally ill and/or substance abusers. Provide intake evaluation, face-to-face counseling sessions, telephone consultations, and assessment for hospitalization. All programs assist clients who are returning to the community from mental health institutions and require a structured living setting. Also have the following Community Support Programs: Supervised Group Living, Alternative Families for Adults, Semi-Independent Living Program</p>
<p>Dungarvin Indiana, Inc. 400 Legacy Plaza West La Porte, IN 46350 Phone: (219) 326-6277</p>	<p>Provides supported living services: habilitation, personal assistance, respite, case management, and environmental modifications services. Services available for individuals in group homes or living with family. Utilities and food provided for group homes.</p>
<p>Michiana Resources 4315 E. Michigan Boulevard Michigan City, IN 46360</p>	<p>Provides vocational/developmental rehabilitation services, respite, and adult day care for those with early stages of Alzheimer's and dementia.</p>
<p>Barker Woods Enrichment Center 3200 S. Cleveland Ave. Michigan City, IN 46360 Phone: (219) 872-6996</p>	<p>Provides speech, hearing, and physical therapy to infants and toddlers from birth to 3 years old. Pediatric clinic that serves children from birth to age 18, speech, physical therapy, and occupational therapy. Also provides day care, after school care, and pre-school. Specializes in serving children with disabilities.</p>
<p>First Steps 11045 Broadway, Suite F Crown Pointe, IN 46037 Phone: (219)-662-7790</p>	<p>Early intervention for families which have infants and toddlers with developmental delays or who show signs of being at-risk to have certain delays in the future. Speech therapy, developmental, occupational, physical. Psychologists and nutritionists are available.</p>
<p>Bureau of Developmental Disabilities District 2 224 West Jefferson Boulevard, Suite 200 South Bend, IN 46601-2022 Phone: (574) 232-1412 Toll Free: (877) 218-3059 Fax: (574) 287-5482</p>	<p>Oversee the provision of the following services: Supervised group living programs Semi-independent living programs Alternative family programs Independent living support services Supported living service arrangements</p>
<p>Goodwill Industries 1209 Franklin Street Michigan City, IN 46360 Phone: (219) 878-1935</p>	<p>Provides vocational rehabilitation programs for physically, mentally, and emotionally disabled adults.</p>

<p>VNA Home Care Services 901 S. Woodland Ave. Michigan City, IN 46360 Phone: (219) 871-8100</p>	<p>Serve homebound individuals referred by a physician. Teach health care, offer skilled nursing, physical therapy, occupational therapy, and speech therapy. Social workers and bath aids are also available.</p>
<p>Aliveness Project 301 E. 8th. St. Michigan City, IN 46360 (219) 873-1250</p>	<p>Provides comprehensive case management and supportive services to persons with HIV/AIDS. Supportive services include: medication assistance, food assistance, shelter, psychiatric care, child care, financial assistance, psycho-social counseling, assistance obtaining Medicare/Medicaid/SSI, etc. In terms of housing services, they receive shelter, transitional housing, and assistance in obtaining affordable housing.</p>
<p>Franciscan Home Care 1225 E. Cool Spring, Suite 1E Michigan City, IN 46360 (219) 877-1605</p>	<p>Provide out patient care/in-home care for the elderly Occupational therapy, home healthy aids, skilled nursing, and physical therapy</p>
<p>St. Anthony's Hospice 1225 E. Cool Spring, Suite 1E Michigan City, IN 46360 (219) 877-1605</p>	<p>Provide services for the terminally ill with a life expectancy of 6 months or less Nursing, pastoral care, volunteers, home help aids, and social services</p>
<p>Dunes Fellowship House 211 E. 6th Street Michigan City, IN 46360 Phone: (219) 879-5663</p>	<p>Provide residence for men who are recovering alcoholics and substance abusers</p>
<p>The Arbors 1101 East Coolspring Avenue Michigan City, IN 46360 (219) 874-5211</p>	<p>Assisted living facility for the elderly that provides Alzheimer services Provides Transition to Home Therapy to help the elderly return home self-sufficient About 50% are low-income and Medicaid Most patients are referred by the hospital</p>
<p>Open Door Health Center 710 Franklin Street Michigan City, IN 46360 Phone: (219) 872-6766</p>	<p>Open Door is a volunteer based, free health clinic for the uninsured, low-income who reside in the Michigan City Area Schools district.</p>
<p>United Way of La Porte County 800 Lincolnway, Suite 200 La Porte, IN 46350 Phone: (219) 362-6256</p>	<p>United Way is a planning organization that utilizes an annual fund raising campaign to address community problems.</p>
<p>Unity Foundation of La Porte County 619 Franklin St. Michigan City, IN 46361 Phone: (219) 879-0327</p>	<p>Discretionary and field of interest grants to charitable organizations in the area of arts, education, health and human services, the environment, and the community. Unity Foundation also provides technical assistance to nonprofits and facilitates collaborative activities.</p>

<p>Duneland Health Council P.O. Box 9327 Phone: (219) 874-4193</p>	<p>The Duneland Health Council’s main purpose is to improve the health and general welfare of the greater Michigan City, IN, community. Grants are primarily given to projects relating to health issues.</p>
<p>Michigan City Planning Commission 100 East Michigan Boulevard Michigan City, IN 46360 Phone: (219) 873-1419</p>	<p>The Planning Commission is appointed to ensure an orderly arrangement of overall designs and objectives for new projects within the City. They use various methods for achieving a detailed formulation of a program of action, projecting the realization of achievements in an orderly arrangement for an overall city design or objective.</p>
<p>Michigan City Redevelopment Commission 100 East Michigan Boulevard Michigan City, IN 46360 Phone: (219) 873-1419</p>	<p>The Michigan City Redevelopment Commission is a five-member board that oversees the City of Michigan City Department of Redevelopment. Established under state law, the Commission is empowered to clear, plan, and redevelop blighted areas and to undertake economic development in previously undeveloped or in developing areas within the city limits of Michigan City, IN. The Redevelopment Commission’s mission is to address conditions associated with (1) blight (in formally designated “redevelopment areas”) and (2) the underutilization of land or barriers to development (in formally designated “economic development areas”).</p>
<p>Michigan City Historic Review Board 100 East Michigan Boulevard Michigan City, IN 46360 Phone: (219) 873-1419</p>	<p>The mission of the Historic Review Board is to guide the development, redevelopment, rehabilitation, maintenance, and preservation of properties in Michigan City’s Historic Districts, thereby protecting the integrity of the city’s historic neighborhoods.</p>
<p>Michigan City Urban Enterprise Association 2601 E. Michigan Blvd Michigan City, IN 46360 Phone: (219) 873-2300</p>	<p>Indiana Enterprise Zone Program is to improve the quality of life in designated enterprise zones through community and business redevelopment initiatives. Businesses in the zone receive tax breaks that allow them to purchase, construct, or rehabilitate buildings. 20% of the tax credits savings are put into the zone for improvements.</p>
<p>HealthLinc 710 Franklin Street, Suite 200 Michigan City, IN 46360 Phone: (219) 872-6200</p>	<p>HealthLinc provides quality affordable health, mental, and dental care to people of all ages.</p> <p>Uninsured and underinsured patients pay for services using a sliding fee scale based on their financial situation.</p>
<p>Amereco Engineering 204 East Jefferson Valparaiso, Indiana 46383 Phone: (219) 531-0531</p>	<p>Provides environmental for the following issues: Asbestos, Indoor Air Quality, Mold Inspections, Site Assessments, Underground Storage Tank Assessments, Environmental Audits.</p> <p>The firm also provides the following services: hazardous chemical disposal, OSHA training, and lead services.</p>

<p>New Life House 4318 W. US HWY 20 LaPorte, IN, 46350 Phone: 219-871-1033</p>	<p>Working to create a transitional housing facility for HIV positive men.</p>
<p>American Red Cross- LaPorte County Chapter 113 Warren Road Michigan City, IN, 46360 Phone: 219-874-4247</p>	<p>Help people prevent, prepare for, and respond to emergencies. Provides: Disaster relief Military communication CPR training Blood drives Assistance after house fires, tornadoes, heart attacks, strokes Housing after a home has burned down</p>
<p>Open Door Adolescent Health Center 1 Wolf Trail Michigan City, IN, 46360 Phone: 219-873-2082</p>	<p>Counseling for students of Michigan City high school. Medical services for local students who do not have access to health care due to lack of insurance. Collaboration with local groups for issues such as substance abuse, teen pregnancy.</p>
<p>Covering Kids and Families of LaPorte County 2601 East Michigan Blvd. Michigan City, IN 46360 Phone: 219-210-9147</p>	<p>Provide Health Coverage enrollment for the HIP and Hoosier Healthwise Reach out to other organizations, provide training, etc. regarding the health plans</p>
<p>Madeline and George Smrt Neighborhood Center 301 Grant Avenue Michigan City, IN, 46360 Phone: (219) 872-0942</p>	<p>Provide: Information referral Community Organization (Children’s Programs) Weatherization Program referral Food for the homeless Community center for the elderly Education for women in the shelter</p>

The Michigan City Planning and Inspection Department will work closely with the Michigan City Housing Authority on all affordable housing programs and initiatives. The organizational relationship between Michigan City and the Michigan City Public Housing Authority is as follows:

- The Mayor is the appointing official for the Housing Authority’s Board of Commissioners.
- The Housing Authority has its own personnel policy, contracting procedures, and follows HUD Procurement Policy and procedures. The housing authority does try to keep their personnel policies in line with the city’s program.
- The City provides garbage collection for Housing Authority developments. Other services are provided on a need basis (i.e. lawn care services for vacant lots, ice removal, and special inspections).
- It is the practice of the Housing Authority to work with the Michigan City Zoning and Planning departments when proposing new housing developments for the community.
- The Housing Authority’s comprehensive plan is reviewed by Michigan City prior to

submission to the state.

- The housing authority works with the Michigan City Zoning and Planning departments to review proposed demolition or disposition of public housing units.

The following actions have been taking place to overcome gaps in the institutional structure and enhance coordination between public and assisted housing providers, as well as private and governmental health, mental health, and service agencies, which is allowing Michigan City to carry out its strategy for addressing its priority needs:

- The La Porte County HOME team is currently responsible for promoting and enhancing better coordination of programs and services in Michigan City. Members of the La Porte County HOME Team include homeless service providers, the Michigan City Housing Authority, health providers, the city, and funders. HOME Team meetings focus on developing a holistic approach to addressing homelessness, transitional housing, supportive services, and permanent affordable housing needs in Michigan City, La Porte, and La Porte County. The group is currently in the process of reaching out to mental health and disability services providers as well as for-profit housing developers.
- The HOME Team is providing the leadership on the 10 Year Plan to End Homelessness and also the establishment of the Single Room Occupancy (SRO) and permanent supportive housing for single men and women. Subcommittees of the HOME Team provide the focus and expertise needed to achieve the goals and projects identified by the HOME Team as critical to meeting the needs of low-income persons and families.
- The City has made a commitment to work to strengthen and support the capacity of local organizations to meet community needs and to be proactive in developing strategies to help meet the changing needs of service providers. To this extent, the city will continue to provide the technical assistance (facilitation, strategic planning, collaborative grant development support, leadership training) necessary to help agencies continue to collaborate and coordinate to effectively and efficiently provide services to residents.
- The Michigan City Planning and Inspection Department will continue to work closely with the Michigan City Housing Authority on all affordable housing programs and initiatives. The organizational relationship between Michigan City and the Michigan City Public Housing Authority is as follows:
 - a) The Mayor is the appointing official for the Board of Commissioners.
 - b) The Housing Authority has its own personnel policy, contracting procedures, and follows HUD Procurement Policy and Procedures. The Housing Authority does try to keep their personnel policies in line with the city's program
 - c) The City provides garbage collection for the Housing Authority's developments. Other services are provided on an as needed basis (i.e. ice removal and special inspections).
 - d) It is the practice of the Housing Authority to work with the Michigan City Zoning and Planning Department when proposing new housing developments for our community.
 - e) The Housing Authority submits plans to the City for their approval.
 - f) The Housing Authority works with the Michigan City Zoning and Planning Departments to review proposed demolition or disposition of public housing units.
- In addition during the 2007 Program Year, the City of Michigan City CDBG staff began

meetings with the not-for-profit housing developers within Michigan City. The purpose of these meetings was to address the housing needs of the low-and moderate-income persons within Michigan City. The focus of this group has primarily been in the Westside neighborhood. As a result of these meetings, the City applied and received a Neighborhood Stabilization Grant (NSP) from Indiana Housing and Community Development Authority (IHCDA) to target the Westside. The initial strategy is to replace substandard housing; demolish houses/buildings due to severe code issues, and replace vacant properties with decent affordable housing thus providing options for the Westside neighborhood in a revitalization effort. Partners include the City of Michigan City Code Enforcement Program, the Michigan City Housing Authority, Habitat for Humanity, Housing Opportunities, Inc. and Citizens Concerned for the Homeless. In coordination with the state program, NSP, CDBG funds will be used to replace sidewalks and increase the amount and quality of streetscape in this target area. In addition, the City will continue to seek other grant funds from IHCDA that will support the progress of the Consolidated Plan goals and objectives.

Public Housing Resident Initiatives

See the Public and Assisted Housing section on Pages 21-23 of the Housing Market Analysis section for information on public housing resident initiatives.

VII. ACTION PLAN

Standard Form 424

See Appendix B for Michigan City's Standard form 424.

Resources

See the Strategies, Projects, and Goals Section of the Strategic Plan located on Pages 45-49 for a list of potential funding sources for each project. And, see Appendix C for a list of housing programs and funding sources that Michigan City plans to use for housing and community development programs

CDBG dollars will be used as leverage for programs like the NIP program through the Federal Home Loan Bank. The city will also examine the possibility of using CDBG funds as leverage for down payment assistance programs from the FHLB and IHCDA. Michigan City also plans to donate vacant land owned by the city to local not for profits such as Habitat for Humanity, and the Michigan City Housing Development Corporation.

Activities to be undertaken

See the Strategies, Projects, and Goals section of the Strategic Plan on Pages 45-49 for a complete description of the activities Michigan City will undertake during the next year to address priority needs in terms of local objectives that were identified; an estimation of the number and type of families that will benefit from the proposed activities; and potential funding sources that will be used. Michigan City will submit an annual update to HUD describing their accomplishments from the previous fiscal year and addressing the gaps between the projected beneficiaries and the actual beneficiaries.

Geographic Distribution

Michigan City, Indiana is the largest city in La Porte County. The city is situated at the mouth of Trail Creek on Lake Michigan, forty-six miles southeast of Chicago and twelve miles northwest of La Porte. Michigan City was first settled in 1831 and incorporated as a town in 1836 with the hopes that it would become the major port of southern Lake Michigan and future Midwestern center of commerce; however, it never happened as Chicago, Illinois received both designations.

Michigan City's primary basis for allocating investments geographically is dependent upon the location of extremely low and low-income individuals and families. Michigan City will initially focus on areas with high concentrations of extremely low and low-income individuals, paying specific attention to areas that have high concentrations of minorities. Michigan City neighborhoods that fall into this category include: the Westside, Elston Grove, Eastport, Wabash, and Lakeland neighborhoods. Neighborhood participation in the Citizen's Advisory Committee continues to be a high priority and provides guidance to assist these neighborhoods.

The basis for assigning the priority (including the relative priority, where required) given to each category of the priority needs will be determined by the number and extent of the need of the individuals. When a compelling community development need arises in other areas, the City will evaluate the potential benefit to low and moderate households as well as the City's overall objectives contained in the Consolidated Plan. Although the Westside of Michigan City has not been a target area there has been an emphasis on that neighborhood since the majority of substandard homes, as identified in the Housing Needs Assessment, are located within the boundaries of this neighborhood.

Homeless and Special Needs Activities

See the Homeless Needs Section and the Special Needs Section on Pages 36-42 of the Housing and Homeless Needs Assessment.

CDBG Requirements

See the Strategies, Projects, and Goals section of the Strategic Plan on Pages 45-49 for a complete description of the activities, with respect to CDBG funds, Michigan City will undertake during the next five years to address priority needs in terms of local objectives that were identified; an estimation of the number and type of families that will benefit from the proposed activities; and potential funding sources that will be used. Also see the Project Tables in Appendix A for a description of activities Michigan City will undertake in first program year. Michigan City will submit an annual update to HUD describing their accomplishments from the previous fiscal year and addressing the gaps between the projected beneficiaries and the actual beneficiaries.

Michigan City tentatively plans to allocate CDBG funds as follows (See the Project Tables in Appendix A for a more detailed CDBG allocation breakdown per project):

CDBG Project	Organization/Agency	Prior Funds Available Oct. 2009	Anticipated New 2009 Funds	Total Available Oct. 2009
1. Administration, Planning, Grants Mgt.				
a. Administration, Grants Management	City of Michigan City	\$366,175.49	-	\$366,175.49
b. Michigan City Zoning Code Revision	La Porte County & Michigan City Planning Department	\$20,753.48	-	\$20,753.48
c. Fair Housing Activities	City of Michigan City	\$3,600	\$5,000	\$8,600
<i>Administration & Planning Subtotal</i>		<i>\$390,528.97</i>	<i>\$5,000</i>	<i>\$395,528.97</i>
2. Housing Programs				
a. Owner-Occupied Rehabilitation	Housing Opportunities	\$141,415.41	\$300,117	\$441,532.41
b. Owner-Occupied Rehabilitation	NCCAA	\$83,350.30	-	re-programmed
c. Rental Rehabilitation	TBD	-	\$250,000	\$250,000
d. Counseling for Homeowners	Housing Opportunities	\$13,816.94	\$17,000	\$30,816.94
e. Elderly & Disabled Minor Repair Program	RSVP	\$17,516.13	-	\$17,516.13
f. Acquisition for infill housing	Habitat & City	\$29,156.17	\$40,000	\$69,156.17
<i>Housing Programs Subtotal</i>		<i>\$285,254.95</i>	<i>\$607,117</i>	<i>\$809,021.65</i>
3. Public Service Projects				
a. Rental Assistance and Counseling	NCCAA	-	\$36,784	\$36,784
b. Rental Assistance	Catholic Charities	\$8,933	\$35,000	\$43,933
c. Permanent Supportive Housing Services	Housing Opportunities	-	\$16,848	\$16,848
d. Services for Abused Children	Dunebrook	-	\$20,270	\$20,270
<i>Public Services Subtotal</i>		<i>\$8,933</i>	<i>\$108,902</i>	<i>\$117,835</i>
4. Elimination of Slum and Blight				
a. Demolitions (spot)	City of Michigan City	\$45,000	-	\$45,000
b. Graffiti Removal	City of Michigan City	\$5,000	\$5,000	\$10,000

CDBG Project	Organization/Agency	Prior Funds Available Oct. 2009	Anticipated New 2009 Funds	Total Available Oct. 2009
<i>Slum & Blight Subtotal</i>		\$50,000	\$5,000	\$55,000
5. Capital Projects				
a. Sidewalks		\$5,096	-	\$5,096
b. Soup Kitchen Expansion	Pleasant Hill Baptist Church	\$3,083.88	-	\$3,083.88
c. Homeless Center Rehabilitation	Citizens Concerned for the Homeless	\$64,000	-	\$64,000
d. Public Housing Playground Renovation	Housing Authority	\$13,697.42	-	\$13,697.42
<i>Capital Projects Subtotal</i>		\$85,877.30	-	\$85,877.30
TOTAL:		\$820,594.82	\$726,019	\$1,463,262.92

VIII. CERTIFICATIONS

See Appendix B for HUD Required Forms and Certifications.

IX. MONITORING

CDBG Program Staff is responsible for monitoring all CDBG related activities to ensure that National Objectives are being met. Staff continues desk reviews as a key component of the basic monitoring activities. Materials submitted to the CDBG office are reviewed, as well as progress reports. Progress reports are required as part of the Public Services grants and are assisting in keeping subrecipients on track for expenditures. On-site reviews will be scheduled at least once in the coming year for recipients of Public Services funds to ensure compliance with HUD regulations.

The CDBG Program is advised by the Citizens' Advisory Committee (CAC). The CAC is composed of representatives from neighborhoods, not-for-profit agencies, the elderly and disabled, the homeless, banking, funders, and public housing residents. The CAC advises the Mayor and Administration on policies and practices related to housing, homelessness, community development, and neighborhood revitalization.

CDBG staff will be monitoring on a more consistent basis the expenditure schedule of the Owner Occupied Rehab Program and the Public Services grants. It will be emphasized to all of the subrecipients the importance of continuing to spend funds in a timely manner. Contract compliance will be emphasized since most of the subrecipient agreements contain milestones and achieving these milestones will improve spend down of the CDBG funds. CDBG staff has enforced the quarterly reports required by the subrecipient agreements, and this heightened awareness for reporting seems to keep the subrecipients expenditures flowing in a more timely manner.

CDBG staff works closely with the City of Michigan City's Code Enforcement Section. This relationship will continue to improve in the 2009-2014 Program Years, as coordination of demolitions, occasionally displacement of housing residents, and placement on waiting lists to receive housing services needs to be more coordinated, focused and networked through the City of Michigan City, the Michigan City Housing Authority, and the homeless shelters within Michigan City.

The CDBG program Staff continues to increase its focus on program accountability and monitoring of the CDBG contractors, subrecipients, and grantees. New grants have defined reporting requirements that include specific due dates for submittal to the city of Michigan City.

Two types of monitoring will take place during the program year: Desk and On-Site. Desk monitoring includes a review of the expenditures of funds and the progress of projects through periodic reports received from the Grantee or Subrecipient. Prior to the processing payments grant files are reviewed to verify that required reports have been received. Also, the payments are tracked through a CDBG database; IDIS, the City of Michigan City's accounting system (FUNDWARE), and the grantees' records. On site monitoring includes site visits to verify on-going compliance or to inspect work, either in-progress or completed and review records to ensure that program requirements are satisfied. Areas to review during the site visits may include agency financial management systems, client eligibility, labor standards, equal opportunity, lead-based paint regulations, procurement practices, and other areas as applicable. Technical assistance is provided as needed.

The City will ensure long term compliance by following the five year Consolidated Plan. CDBG staff will review its performance each quarter in regards to how well actions comply with goals and objectives set forth in the City of Michigan City's Consolidated Plan.