

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, 2004 through September 30, 2009; 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 or 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 initial program year shall run for a twelve month period and begin on October 1, 2004. 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 52-57.

- Michigan City Housing Authority
- North Central Community Action Agencies
- Michigan City Housing Development Corporation
- Michigan City Planning Commission
- Michigan City Redevelopment Commission
- Michigan City Habitat for Humanity
- La Porte County Commissioners
- Swanson Center
- Michigan City Economic Development Corp.
- Michigan City Historic Review Board
- Michiana Resources
- La Porte County Division of Family and Children
- Citizen's Concerned for the Homeless, Inc.
- Stepping Stone Shelter for Women, Inc.
- Area II Agency on Aging and Community Services
- La Porte County Health Department
- Aliveness Project
- Michigan Township Trustee

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 Resources and Needs Assessment

Completed in 2000, the La Porte County Resources and Needs Assessment was created after a coalition of funders and health service providers came together to gather information to identify the needs facing La Porte County and the resources available to address those needs.

Michigan City Housing Market Analysis

Completed in 1995, the Michigan City Housing Market Analysis identified affordable housing needs in Michigan City. The results of the study set a framework through which the city might continue housing-related programs and expand services towards providing affordable housing in Michigan City.

Horizon 2000 Michigan City Area Community Plan

Completed in 1992, the Horizon 2000 Michigan City Area Community Plan served as a catalyst to bring together members of the community to develop an ongoing strategy that identifies the values to be preserved as well as programs that should be initiated and strengthened.

Michigan City Housing Authority's 2004 PHA Plan

Completed in 2004, the Michigan City Housing Authority's 2004 PHA Plan is an annual plan that is submitted to HUD.

III. Citizen Participation Plan Process

Release Date and Adoption of the Citizen Participation Plan

The Citizen Participation Plan was released for public comment at a public hearing on April 20, 2004. 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
- Emmet D. Wise Neighborhood Center
- Westside Neighborhood Center
- 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 formerly 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.

Public Meetings and Citizen Input

After the Consolidated Plan is released for public comment on July 6, 2004, Michigan City will have held a total of six public meetings/community forums to discuss all aspects of the 2004 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/community forums, surveys were mailed out to approximately 5,000 housing units in Michigan City. See Appendix H for survey results.

Also, citizens will be able to comment on the Consolidated Plan from July 6th to August 6th 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.



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 1 and Table 1 listed below illustrates, 11.8% of housing units in Michigan City are vacant, which is above La Porte County's average of 10% and the state's average of 7.7%.

Figure 1

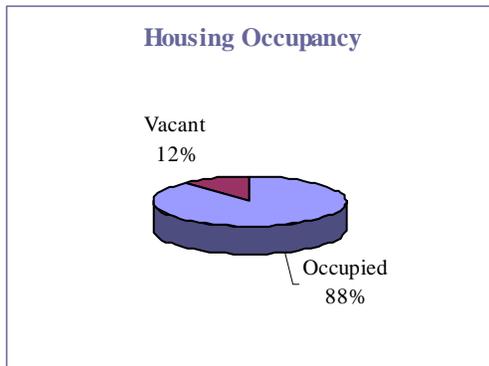


Table 1

Housing Occupancy Trends		
Location	Occupied	Vacant
Michigan City	88.2%	11.8%
LaPorte County	90.0%	10.0%
Indiana	92.3%	7.7%

Source: U.S. Census Bureau, 2000

From 1990 to 2000, Michigan City's total housing stock increased from 13,995 to 14,221 which is 1.6% increase. However, during that same time period occupied housing units decreased by 0.10% while vacant housing units increased by 16.6%

Figure 2

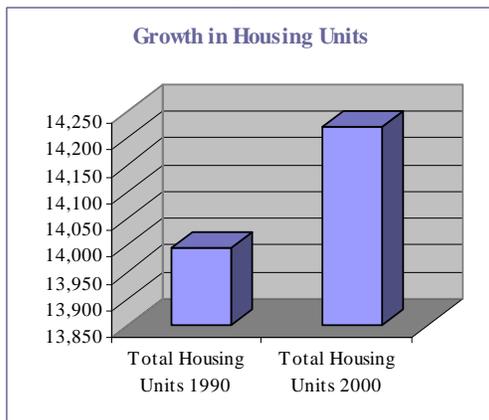


Figure 3

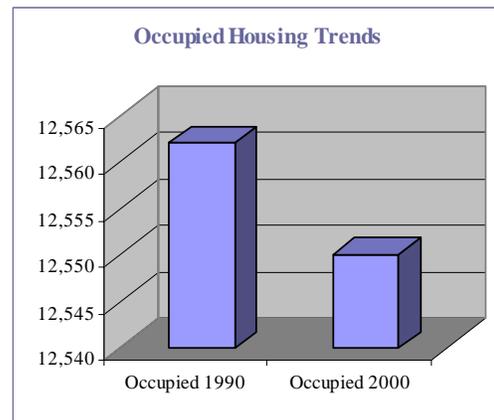
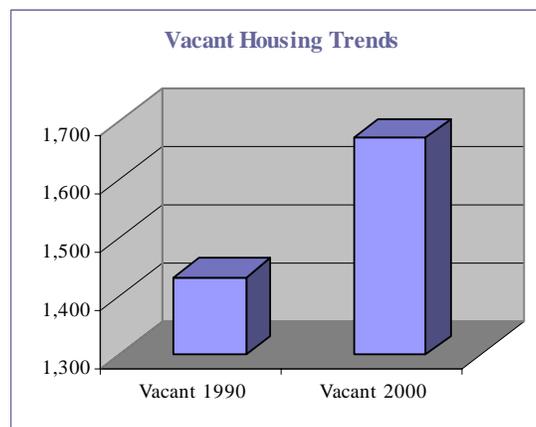


Figure 4



As Figure 5 illustrates, 61% of housing units in Michigan City are owner-occupied, which is below La Porte County's average of 75.2% and the state's average of 71%.

Figure 5

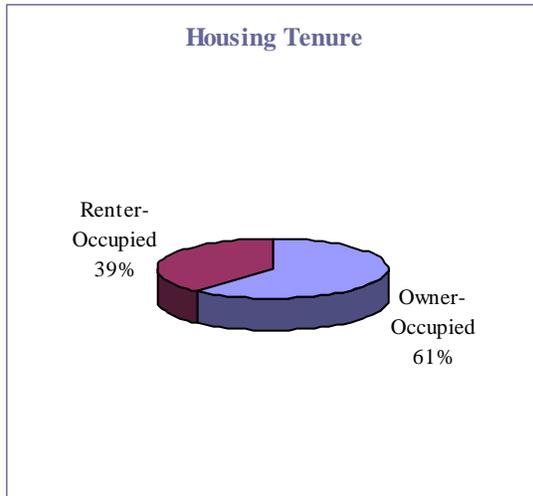


Table 2

Housing Tenure Trends		
Location	Owner-Occupied	Renter-Occupied
Michigan City	61.1%	38.9%
LaPorte County	75.2%	24.8%
Indiana	71.4%	28.6%

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, during that same time period renter-occupied housing units decreased from 5,047 to 4,887, which is a 3.2% decrease.

Figure 6

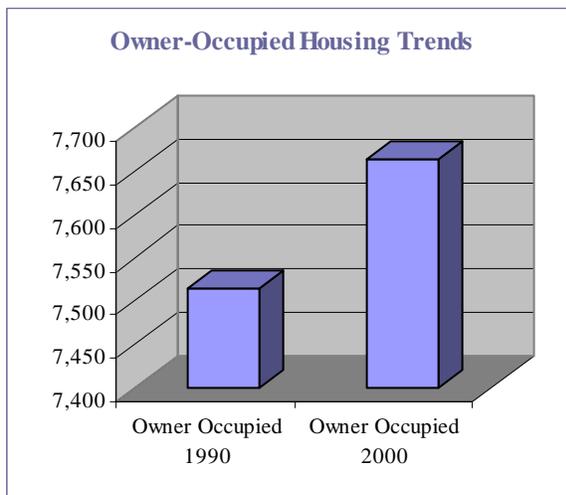
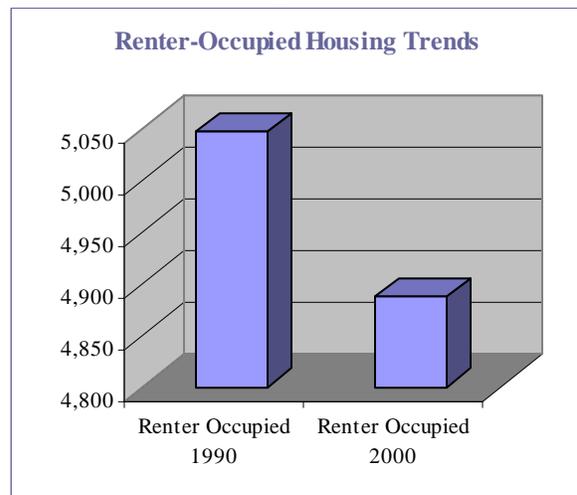


Figure 7



The slight decline in the number of occupied housing units is 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 is expected to continue to decline as family sizes continue to decline.

Table 3

Persons Per Household		
Year	Persons per owner-occupied unit	Persons per renter-occupied Unit
1990	2.71	2.39
2000	2.49	2.28

Source: U.S. Census Bureau

Figure 8

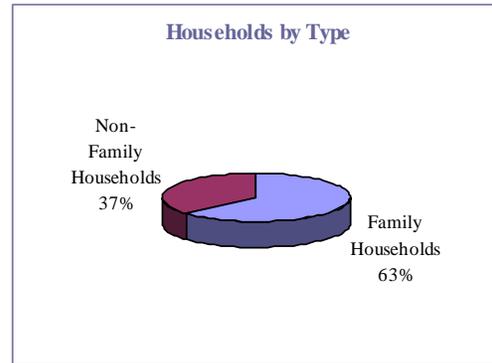


Figure 8 above and Table 4, and Figures 9 and 10 below provide information on Michigan City Households by Type. From 1990 to 2000, Family Households decreased from 8,275 to 7,903, which is a 4.5% decrease and Non-Family Households increased from 4,287 to 4,647, which is an 8.4% increase. Also, it's important to note the large increases of all categories except for Married Couple Families which experienced a 13.84% decline from 1990 to 2000.

Table 4
Changes in Household Type from 1990 to 2000

Households	1990	2000	Numeric Change	Percent Change
Family Households	8,275	7,903	-372	-4.50%
- Married- couple family	5,824	5,018	-806	-13.84%
- Female householder, no husband present	1,997	2,271	274	13.72%
- Male householder, not wife present	454	614	160	35.24%
Non-Family Households	4,287	4,647	360	8.40%
- Householder living alone	3,675	3,884	209	5.69%
- Other Non-Family Household Types	612	763	151	24.67%
Total Households	12,562	12,550	-12	-0.10%

Figure 9

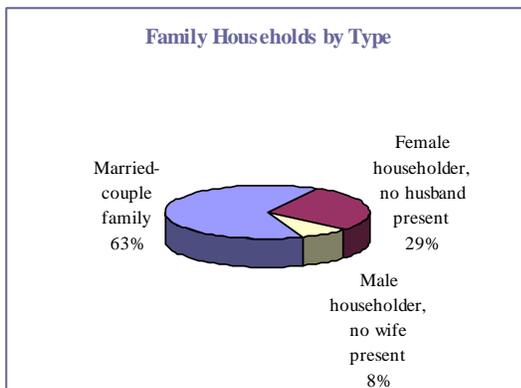
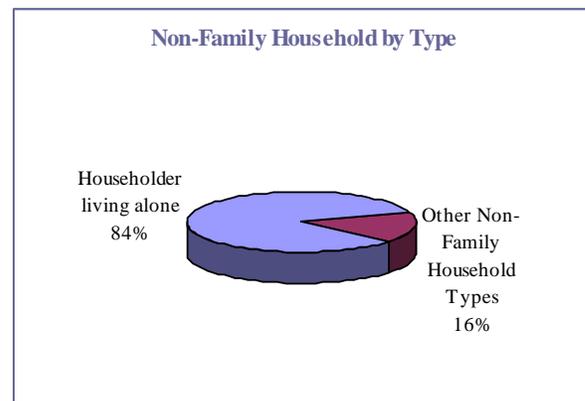


Figure 10



Housing Demand and Condition

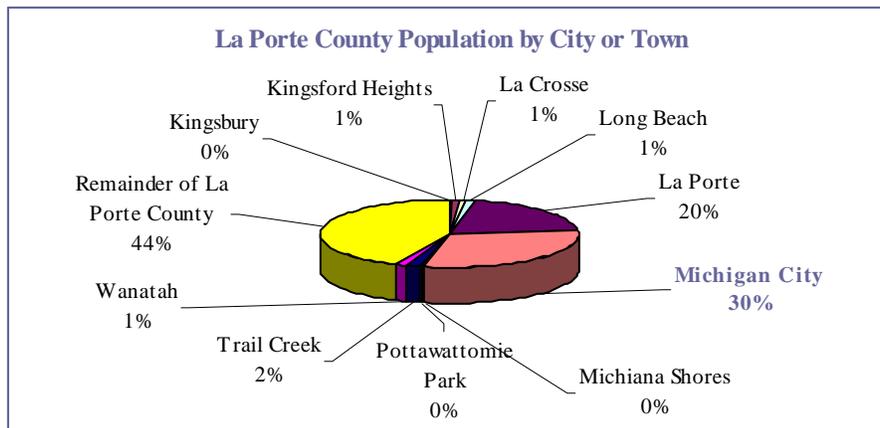
Generally, the demand for housing originates from four sources:

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

Population Growth

As shown in Figure 11, Michigan City's population makes up approximately 30% of La Porte County's total population. With a 2002 estimated population of approximately 32,600, Michigan City is the largest city in the county and is a regional hub for government, commerce, and social services.

Figure 11



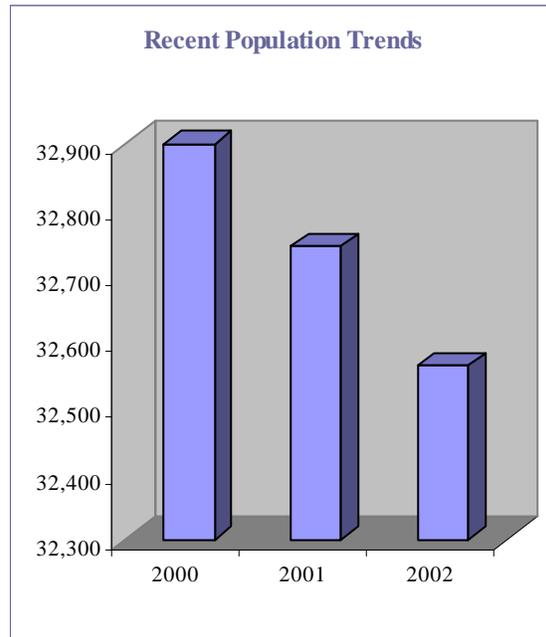
According to Table 5, Michigan City has been experiencing a decline in population since the late 1970's. And, this trend doesn't appear to be changing, as recent population trends show that Michigan City's population decreased by 2.73% from 1990 to 2000 and 1.03% from 2000 to 2002. This continual decline in population can indicate a need for more housing opportunities.

Table 5

Population Trends			
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%

Source: U.S. Census Bureau

Figure 12



Aging Community

Age estimates in Table 6 reveal that approximately 27.5% 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 17.7% of persons in the 60 years and older category because this group often requires assistance in maintaining homes or requires special living accommodations.

Table 6

Population by Age	Percentage of Total Population
Under 5 Years	7.6%
5 to 9 years	7.1%
10 to 14 years	6.5%
15 to 19 years	6.3%
20 to 24 years	7.1%
25 to 34 years	15.1%
35 to 44 years	15.6%
45 to 54 years	12.6%
55 to 59 years	4.4%
60 to 64 years	3.6%
65 to 74 years	6.9%
75 to 84 years	5.4%
85 years and older	1.8%
Median Age	
35.2 Years	

Rehabilitation/Replacement Housing

While an increase in housing stock from 1990 to 2000 and the number of residential building permits issued in the last few years appear to demonstrate that single-family building is keeping up with the demand for new housing; 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 68% 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 62% of householders have lived in their homes for more than 10 years.

Table 7 Residential Building Permits				
Family Size	1999	2000	2001	2002
Single Family	93	50	52	76
Two Family	6	2	0	0
Three and Four Family	0	20	8	21
Five or More Family	6	0	0	0
Total	105	72	60	97
Source: U.S. Census Bureau				

Table 8	
Year Structure Built	Percent
1999 to March 2000	0.8%
1995 to 1998	4.2%
1990 to 1994	3.0%
1980 to 1989	5.1%
1970 to 1979	13.2%
1960 to 1969	16.1%
1940 to 1959	31.5%
1939 or earlier	26.0%
Total Housing Units	14,221
Source: U.S. Census Bureau, 2000	

Table 9	
Year Householder Moved In	Percent
1999 to March 2000	20.6%
1995 to 1998	27.7%
1990 to 1994	13.7%
1980 to 1989	15.5%
1970 to 1979	9.4%
1969 or earlier	13.0%
Total Occupied Housing Units	12,550
Source: U.S. Census Bureau, 2000	

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	62.2%
1 unit, attached	2.7%
2 units	8.8%
3 or 4 units	5.6%
5 to 9 units	5.6%
10 to 19 units	5.8%
20 or more units	5.5%
Mobile Home	3.8%
Boat, RV, van, etc.	0.1%
Source: U.S. Census Bureau, 2000	

Table 11 Number of Rooms	
Number of Rooms	Percentage of Total
1	1.5%
2	3.1%
3	10.4%
4	17.6%
5	27.5%
6	15.9%
7	11.2%
8	6.9%
9	6.1%
Median	5.1
Source: U.S. Census Bureau, 2000	

Figure 13

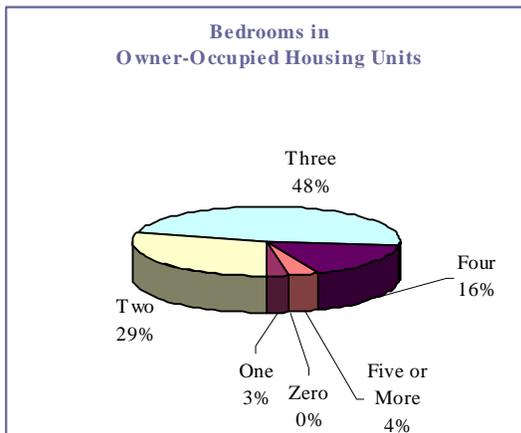


Figure 14

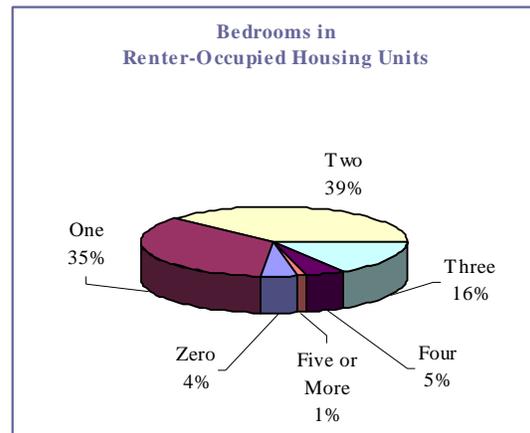


Table 12 Home Values			
Value	Percent	Percent	Percent
Less than \$50,000	11.6%	\$300,000 to \$499,999	0.9%
\$50,000 to \$99,999	68.1%	\$500,000 to \$999,999	0.2%
\$100,000 to \$149,999	12.7%	\$1,000,000 or more	0.1%
\$150,000 to \$199,999	4.2%	Median (dollars)	\$76,600
\$200,000 to \$299,999	2.4%		
Source: U.S. Census Bureau, 2000			

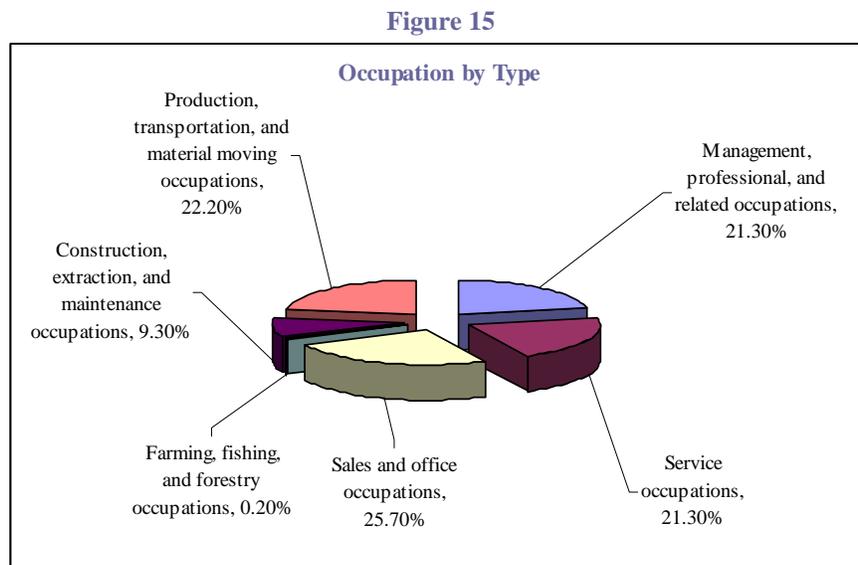
Economic Growth/Job Creation

Michigan City’s industry is as diverse as its population. As listed in the 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 53% of the employment in Michigan City.

Table 13	
Jobs by Selected Industry	Percent
Agriculture, forestry, fishing and hunting, and mining	0.4%
Construction	5.8%
Manufacturing	22.4%
Wholesale trade	2.3%
Retail trade	13.0%
Transportation and warehousing, and utilities	4.3%
Information	1.6%
Finance, insurance, real estate, and rental and leasing	4.7%
Professional, scientific, management, administrative, and waste management services	6.4%
Educational, health and social sciences	17.2%
Arts, entertainment, recreation, accommodation and food services	12.0%
Other services (except public administration)	4.3%
Public Administration	5.7%

Source: U.S. Census Bureau, 2000

As listed in Figure 15, sales and office occupations and production, transportation, and material moving occupations were the largest occupations by type.



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 Employees
Blue Chip Hotel & Casino	Casino	1,200
Michigan City Area Schools	Education	1,041
St. Anthony Memorial	Healthcare	1,039
Weil-McLain	Boiler and heating manufacturing	675
Indiana State Prison	Correctional facility	650
Sullair Corp.	Air Compressor manufacturer	532
Meijer's	Retail store and personnel	420
Lakeshore Foods Corp.	Grocery and food products	420
City of Michigan City	Municipal government	400
Federal-Mogul	Wiper products manufacturer	350
Source: Michigan City's Area Chamber of Commerce		

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				
Location	Maximum Affordable Monthly Housing Cost by % of Family AMI			
	30%	50%	80%	100%
Indiana	\$431	\$718	\$1,148	\$1,435
LaPorte County	\$427	\$711	\$1,138	\$1,423

Source: National Low Income Housing Coalition, Out of Reach 2003

Table 16					
Fair Market Rents by Number of Bedrooms					
Location	Zero	One	Two	Three	Four
Indiana	\$371	\$458	\$572	\$733	\$822
LaPorte County	\$304	\$368	\$493	\$631	\$689

Source: National Low Income Housing Coalition, Out of Reach 2003

Table 17										
Income Needed to Afford FMR										
Location	Amount					Percent of Family AMI				
	Zero Bedroom	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Zero Bedroom	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Indiana	\$14,844	\$18,316	\$22,876	\$29,312	\$32,860	26%	32%	40%	51%	57%
LaPorte County	\$12,160	\$14,720	\$19,720	\$25,240	\$27,560	21%	26%	35%	44%	48%

Source: National Low Income Housing Coalition, Out of Reach 2003

Table 18											
Housing Wages											
Location	Hourly Wage Needed to Afford (@ 40 hrs./wk.)					Percent Change in 2BR Housing Wage (2001-2002)	As % of Minimum Wage (IN=\$5.15)				
	Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR		Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR
Indiana	\$7.14	\$8.81	\$11.00	\$14.09	\$15.80	0.66%	139%	171%	214%	274%	307%
LaPorte County	\$5.85	\$7.08	\$9.48	\$12.13	\$13.25	0.00%	114%	137%	184%	236%	257%

Source: National Low Income Housing Coalition, Out of Reach 2003

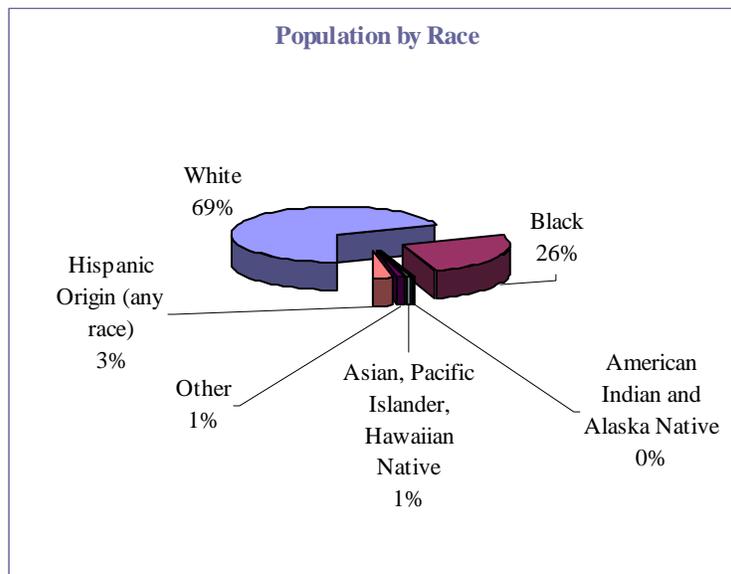
Table 19					
Weekly Work Hours Needed at Minimum Wage (\$5.15) Needed to Afford					
Location	Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR
Indiana	55	68	85	109	123
LaPorte County	45	55	74	94	103

Source: National Low Income Housing Coalition, Out of Reach 2003

Areas of Minority Concentration

“Areas of Minority Concentration” were determined by mapping out which census tracts had a large percentage of minorities living in them. According to the U.S. Census Bureau, approximately, 31% of Michigan City’s population identified themselves as something other than white. The largest minority group in the city is Black/African American.

Figure 16

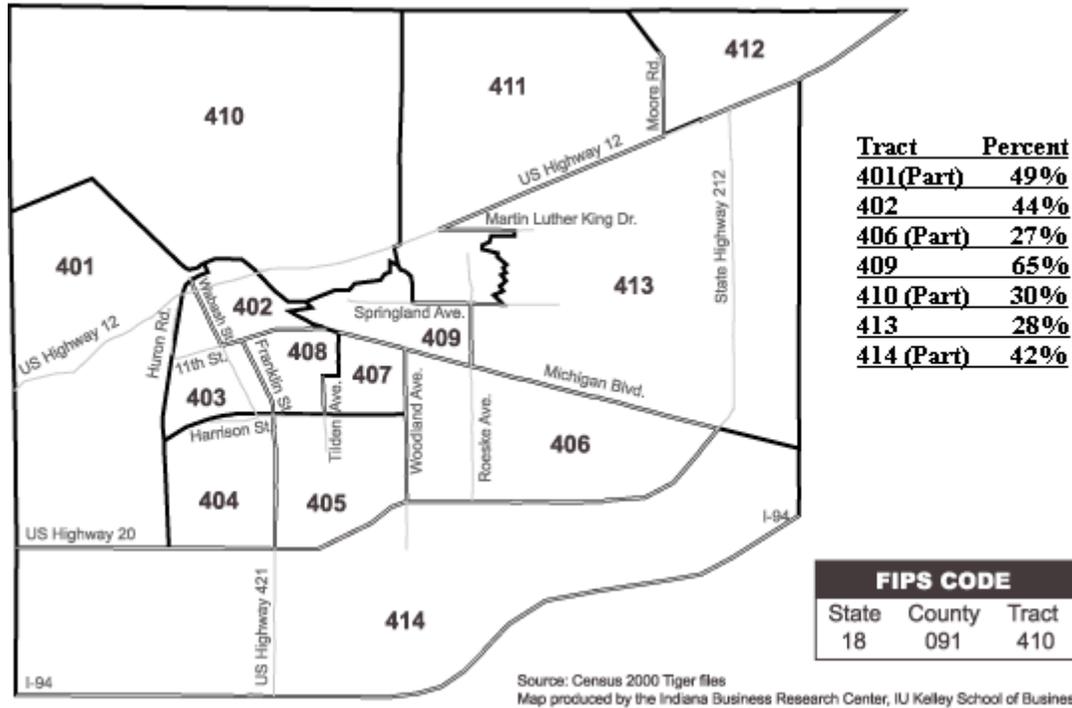


And, as Table 20 demonstrates from 1990 to 2000, Michigan City’s black and Hispanic populations grew at a steady pace, while the white population decreased.

Race	1990	2000	Numeric Change	Percent Change
White	25,628	22,848	-2,780	-10.85%
Black/African American	7,625	8,657	1,032	13.53%
American Indian and Alaska Native	112	86	-26	-23.21%
Asian, Pacific Islander, Hawaiian Native	228	173	-55	-24.12%
Other	229	361	132	57.64%
Hispanic Origin (any race)	596	1,035	439	73.66%

The Census Tracts listed below showed significant geographic concentrations of Black/African Americans. Census Tract 409, with 65% of the total population being Black/African American and Census Tract 401, with 49% of the total population being Black/African American has the largest geographic concentrations.

Figure 17
Black/African American Concentration by Census Tract



Areas of Low-Income Concentration

“Areas of Low-Income Concentration” were determined by mapping out which census tracts had a large percentage of families living 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 2003 poverty thresholds from the Census Bureau for people under 65 were:

Table 21 Poverty Thresholds				
Household Size	No Children	One Child	Two Children	Three Children
Single Person	\$9,573			
Two People	\$12,321	\$12,682		
Three People	\$14,393	\$14,810	\$14,824	
Four People	\$18,979	\$19,289	\$18,660	\$18,725

The following Table shows poverty status for individuals and families by census tract.

Table 22 Poverty Status by Census Tract						
Race	Total Individuals	# Individuals below poverty level	% Individuals below poverty level	Total Families	# Families below poverty level	% Families below poverty level
401 (part)	1,939	436	22.5%	512	95	18.6%
402	1,653	363	22.0%	375	58	15.5%
403	2,805	441	15.7%	675	85	12.6%
404	3,149	82	2.6%	914	12	1.3%
405	3,161	192	6.1%	932	36	3.9%
406 (part)	5,065	586	11.6%	1,451	132	9.1%
407	1,572	132	8.4%	443	30	6.8%
408	3,092	322	10.4%	788	59	7.5%
409	2,910	537	18.5%	780	106	13.6%
410 (part)	1,120	96	8.6%	319	20	6.3%
411 (part)	2,544	89	3.5%	736	9	1.2%
412 (part)	1,229	47	3.8%	383	12	3.1%
413	2,566	424	16.5%	678	89	13.1%
414 (part)	3,710	577	15.6%	968	135	13.9%

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

Table 23 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 24 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 24 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	1 1/2 Years
Parkwood Green II 227 Barker Rd. Michigan City, IN 46360 Phone: (847) 205-1200	10	1,2	General Income Eligible	3-6 Months
Shorewood Place (half-way house) 975 S. Carroll Street Michigan City, IN 46360 Phone: (219) 879-4621	12	1	Chronically and Mentally ill, handicapped	N/A
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: 1-2 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	27	1,2,3	General Income Eligible	6 Months
Public Housing				
Michigan City Housing Authority			Phone: (219) 872-7287	
Lakeland Estates	50	2,3,4,5	General Income Eligible	2 Years
Boulevard Gardens	100	0,1	Elderly	6-12 Months
Scattered Site Rentals	27	1,2,3,4,5	General Income Eligible	2 Years

RHTC				
Woodland Crossing II 300 Wood's Edge Drive Michigan City, IN 46360 Phone: (219) 878-1140	64	1,2,3	General Income Eligible	3-6 Months
Woodland Crossing I, LLC 334/336 Wood's Edge Drive Michigan City, IN 46131 Phone: (219) 878-1140	80	1,2,3	General Income Eligible	3-6 Months

The condition of Michigan City's public housing units is good. The Michigan City Housing Authority scored 26 of 30 on their physical Public Housing Assessment System. Buildings were constructed in 1968 (150 units). Fifty family units have undergone major rehabilitation. One hundred elderly units have had some improvements; however, residents are requesting cosmetic and security type changes such as new cabinets, flooring, more security lighting, fencing for defensive areas, etc. Six of the Authority's housing developments have been identified to participate in the HUD Approved Comprehensive Grant Program.

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, allows a method by which residents' views and concerns can be heard and residents can be part of the decision making process.

Development of computer based learning centers, participating in summer feeding programs, partnership with Boys & Girls Club and other youth serving agencies expands the supportive services base for families. Providing testing sites and information and referral for job training opportunities is another way in which the Michigan City Housing Authority reaches out to families.

The Michigan City Housing Authority has formed a Housing Development Corporation to develop additional affordable housing units. 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. The agency 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.

Homeless Facilities

Tables 25-27 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 25 Emergency Shelter Providers		
Organization/Provider	# of Beds	General Information
Michigan City Homeless Shelter 120 W. 9 th Street Michigan City, IN 46360 Phone: (219) 879-2552	19	<ul style="list-style-type: none"> ▪ 30 Day Emergency Shelter for families and children. ▪ Have provided some rental assistance. ▪ Provide referrals.
Stepping Stone P.O. Box 1045 Michigan City, IN 46360 Phone: (219) 879-4615	33	<ul style="list-style-type: none"> ▪ 45 Day Emergency Shelter for victims of domestic violence and their minor children ▪ Provide referrals.
Salvation Army 1201 S. Franklin Street Michigan City, IN 46360 Phone: (219) 874-6885	20	<p style="text-align: center;"><u>Homeless Men's Shelter Program</u></p> <ul style="list-style-type: none"> ▪ Have approximately 20 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) 0384 S. Ziglar Road LaPorte, IN 46350 (219) 324-5130 Ext. 12	24	<ul style="list-style-type: none"> ▪ 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

Table 26 Transitional Housing Providers		
Organization/Provider	# of Units	General Information
Stepping Stone P.O. Box 1045 Michigan City, IN 46360 Phone: (219) 879-4615	15	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 6 transitional housing units for men ▪ Can stay for up to 30 months ▪ Funded through section 8 ▪ Constructed with IHFA funds ▪ Have self-sufficiency goals
North Central Community Action Agency 301 E. 8 th Street Michigan City, IN 46360 Phone: (219) 872-0351	2	<ul style="list-style-type: none"> ▪ Two Transitional Housing units for families with children ▪ Rehabbing one more unit in Michigan City
Pact-Bradley House 132 E. 6 th Street Michigan City, IN 46360 Phone: (219) 872-9139	59	<ul style="list-style-type: none"> ▪ Federal Half-Way House for those leaving federal penitentiary, or sentenced out of local courts ▪ Currently serve 59 people in their facility (50 men and 9 women)

Table 27 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	194	<ul style="list-style-type: none"> ▪ 177 public housing rental units ▪ 17 Turnkey III homeownership units ▪ Administers 251 Section 8 Vouchers

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 28 Mental Health, Disability, and Aging Services	
Organization/Provider	Services Provided
<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.</p> <ul style="list-style-type: none"> ▪ Overall services include: <ul style="list-style-type: none"> ○ Case Management, Adaptive Aides and devices, adult day services, attendant care, homemaker, home delivered meals, home modifications, pest control, respite
<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.</p>
<p>Swanson Center 450 St. John Road, Suite 601 Michigan City, IN 46360 Phone: (219) 879-0676</p>	<ul style="list-style-type: none"> ▪ 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: ▪ 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, or for individuals living independently in the community.
<p>Dungarvin Indiana, Inc. 400 Legacy Plaza West La Porte, IN 46350 Phone: (219) 326-6277</p>	<p>Provides supported living services; such as, habilitation, personal assistance, respite, case management, and environmental modifications services. Also operate small community CRF/DD programs and a community day programs.</p>
<p>Michiana Resources 4315 E. Michigan Boulevard Michigan City, IN 46360</p>	<p>Provides vocational/developmental rehabilitation services</p>

Barker Woods Enrichment Center 3200 S. Cleveland Ave. Michigan City, IN 46360 Phone: (219) 872-6996	Provides speech, hearing, and physical therapy to infants and toddlers from birth to 3 years old.
First Steps 901 Woodland Avenue Michigan City, IN 46360 Phone: (219) 879-9708	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.
Goodwill Industries 1209 Franklin Street Michigan City, IN 46360 Phone: (219) 878-1935	Provides vocational rehabilitation programs for physically, mentally, and emotionally disabled adults.
VNA Home Care Services 901 S. Woodland Ave. Michigan City, IN 46360 Phone: (219) 871-8100	<ul style="list-style-type: none"> ▪ Provides assistance to family care-givers of emotionally disturbed children, developmentally disabled or mentally ill (all ages). ▪ Provides a wide range of medical care and services in patients home.
Aliveness Project 301 E. 8 th . St. Michigan City, IN 46360 (219) 873-1250	<p>Provides comprehensive case management and supportive services to persons with HIV/AIDS.</p> <ul style="list-style-type: none"> ▪ 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.
St. Anthony's Hospice Franciscan Home Care 2424 Franklin Street Michigan City, IN 46360 (219) 877-1605	<p>Provide out patient care/in-home care for the elderly</p> <ul style="list-style-type: none"> ▪ 85% are Medicare whereas 6% are Medicaid. ▪ Annually, about 100 patients are Medicaid while 800 patients are Medicare

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

Table 29 Mental Health, Disability, and Aging Residential Facilities		
Organization/Provider	# of Beds or Units	General Information
Dunes Fellowship House 211 E. 6th Street Michigan City, IN 46360 Phone: (219) 879-5663	13	<ul style="list-style-type: none"> ▪ 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>	<p>11</p> <p>6</p>	<ul style="list-style-type: none"> ▪ Southways program which is a housing program for people with chronic mental illness that can house up to 11 adults. ▪ 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>	<p>180</p>	<p>Assisted living facility for the elderly</p> <ul style="list-style-type: none"> ▪ About 50% are low-income and Medicaid ▪ 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;
- Lack of resources for updating zoning code;
- 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.

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:
 - Zoning code should be updated to make it consistent with current planning objectives;
 - Zero lot line zoning, performance-based zoning, and Floor Area Ratio zoning will be evaluated for feasibility;
 - Inclusionary zoning ordinance to promote the development of affordable housing

V. Housing and Homeless Needs Assessment

The housing and homeless needs section of the consolidated plan summarizes data on 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

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 30 Household Income			
Household Income in (1999)	Percentage	Household Income in (1999)	Percentage
Less than \$10,000	9.9%	\$75,000 to \$99,999	7.8%
\$10,000 to 14,999	8.3%	\$100,000 to \$149,999	3.1%
\$15,000 to \$24,999	17.9%	\$150,000 to \$199,999	0.4%
\$25,000 to \$34,999	15.2%	\$200,000 or more	0.7%
\$35,000 to \$49,999	18.8%	Total Households (2000)	12,610
\$50,000 to \$74,999	17.9%		

Source: U.S. Census Bureau

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 31 HUD Low/Mod Data						
Michigan City	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

The following Income Category Designations are used throughout this report and are defined as follows:

Very Low-Income

The "very low-income" designation applies to those households whose incomes are at or below 30 percent of the adjusted family median income (incomes are adjusted for family size). Households that meet the 30% Limit are largely comprised of families with no regular income, the unemployed, families receiving public assistance, and families receiving earned income from minimum-wage jobs in less than full-time positions. Many seniors and individuals with developmental and/or physical disabilities often fall in this category. Households who fall in the category are the most vulnerable to become homeless. According to HUD Low/Mod data in Table 31, approximately 937 family households in Michigan City fall in this category.

Low-Income

The "low-income" designation applies to those households whose incomes are at or below 50 percent but greater than 30% of the adjusted family median income (incomes are adjusted for family size). Households that meet the Very Low Income limit are often referred to as "the working poor" because most of them receive their income from full-time employment positions with low wages. These households typically consist of families with children. Since their incomes are above 30% of the median, these households have less access to certain federal and

state subsidy programs and services, such as, health insurance, child care, and nutrition assistance. Credit problems are common to households in this category. A large number of seniors also fall in this category. According to HUD Low/Mod data in Table 31, approximately 2,159 family households in Michigan City fall in this category.

Moderate-Income

The moderate income designation applies to those households whose incomes are greater than 50 percent but less than or equal to 80 percent of the adjusted family median income (incomes are adjusted for family size). Households that meet the Low-Income Limit usually consist of working families that have more than one wage earner. Many households in this category are renters who experience affordability problems because they live in high rent areas. Many households often earn adequate incomes to sustain mortgage payments; however, many cannot become homeowners because of poor credit histories or inability to save to make a down payment for a home purchase. According to HUD Low/Mod data in the Table 31, approximately 3,752 family households in Michigan City fall in this category.

Middle-Income

The "middle income" designation applies to those households whose incomes are greater than 80 percent but less than or equal to 95 percent of the adjusted family median income (incomes are adjusted for family size). Information is not available for the Middle Income (Greater than 80%) level.

According to HUD, the Fiscal Year 2004 Median Family Income for Michigan City (La Porte County) is \$57,400, which is close to the State Median Family Income of \$57,300. According to HUD Low/Mod data listed in Table 31, approximately 50.4% of residents in Michigan City may qualify for state or federal housing assistance programs. Table 32 contains income limits that applicants must meet in order to be eligible for assistance through HUD CDBG Programs.

Table 32 HUD Income Limits								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
30% Limits	\$12,050	\$13,800	\$15,500	\$17,200	\$18,600	\$20,000	\$21,350	\$22,750
Very Low Income	\$20,100	\$22,950	\$25,850	\$28,700	\$31,000	\$33,300	\$35,600	\$37,900
Low-Income	\$32,150	\$36,750	\$41,350	\$45,900	\$49,600	\$53,250	\$56,950	\$60,600

Source: HUD 2004

Housing Cost Burden

Affordable housing is defined as gross housing costs (rent or mortgage payment plus utilities) totaling no more than 30 percent of 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 33 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 34 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 34 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%
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 35 indicates that many families (small and large) and elderly of both tenures and income levels are in need of some form of housing assistance at all income levels.

Table 35 Families and Elderly in Need of Housing Assistance by Income Level						
Income Level	Renters			Owners		
	Elderly	Small Family Related (2 to4)	Large Family Related (5 or more)	Elderly	Small Family Related (2 to4)	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 36 Disabled Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Home Owners	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 37 White (Non-Hispanic) Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Home Owners	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 38 Black (Non-Hispanic) Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Home Owners	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 39 Hispanic Households in Need of Housing Assistance by Income Level			
Income Level	Renters	Home Owners	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 to the Aliveness Project, an organization that provides comprehensive case management to persons diagnosed with HIV/AIDS in La Porte County, Michigan City has approximately 53 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 3% 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.

Homeless

Needs

Homelessness is a growing problem in Michigan City, as it is in most other cities across the country. In the first part of 2004, the Michigan City Homeless shelter was forced to turn away approximately 59 homeless families. 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. 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 the past year, they provided emergency services to approximately 150 to 200 families. That number is expected to increase dramatically in the next year. 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 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 Michigan City Homeless shelter are looking at the possibility of constructing a new Family Shelter and using the current 33 bed family shelter to run the Faith Based Men's program

Transitional Housing

- Need more transitional housing for individuals and families transitioning from homeless to permanent housing
- Need more transitional housing for men
- Need more transitional 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

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

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, 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.

Education, Training, and Outreach

- Homeless and near homeless individuals and families need to be educated on what services are available.
- 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.

- Need to have more contact with the County Home in La Porte because they are the last resort for people who have absolutely no resources.

Homeless Population by Race

Table 40 lists Michigan City’s homeless population by race, as estimated by Michigan City homeless service providers:

Table 40 Homeless Population by Race	
White	60%
Black	33%
Hispanic	3%
Mixed Race	3%
Unknown	1%

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; and helping homeless persons make the transition to permanent housing and independent living includes:

- 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
- Supportive Services
 - Financial assistance with first month’s rent and deposits
 - Physical assistance in obtaining household goods
 - Medical Assistance
 - Job referrals
- Education
 - Workshops on getting and keeping a job
 - Homeownership training
- Affordable Housing Programs
 - Section 8 Housing Choice Program
 - Turnkey III Homeownership Program

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 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. In the past, Stepping Stone has been very active in the CoC process. As a direct result of the Consolidated Planning Process, other service providers are becoming more involved in the CoC; such as, the Michigan City Homeless Shelter, the Michigan City Public Housing Authority, and the Michigan City Salvation Army.

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.

The following needs have been identified 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

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.

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 the 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.

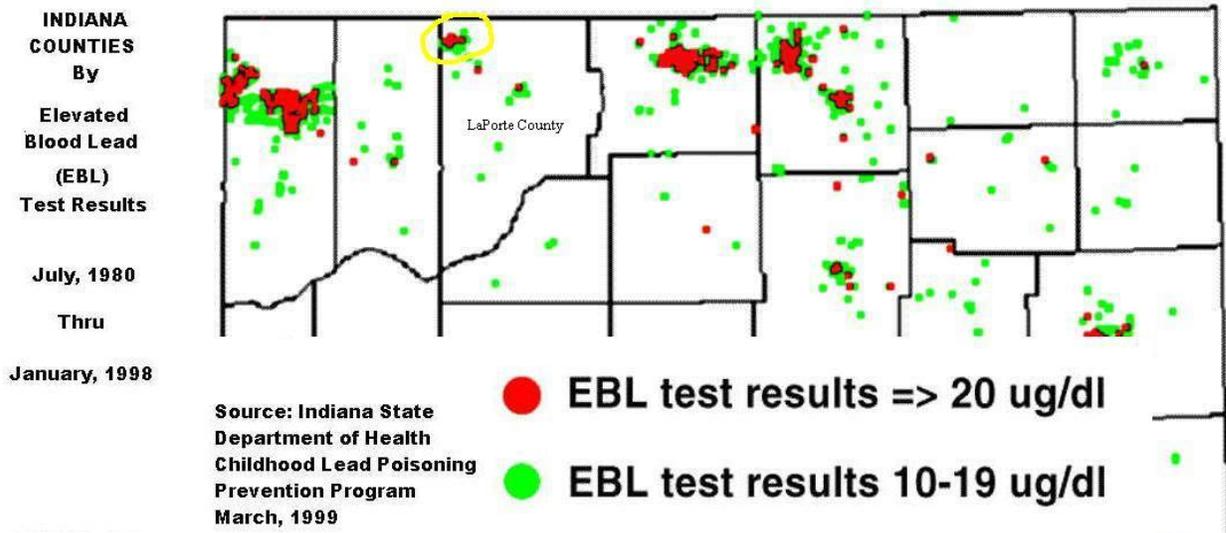
Lead Based Paint Hazards

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:

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, 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. The following map shows that Michigan City had high number of Elevated Blood Level (EBL) Test results in children under the age of 6 in 1999. 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.

Figure 18



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

- La Porte County Minority Health Coalition has received Environmental Protection Agency Funds (EPA) funds to do lead testing and abatement.
- The North Central Community Action Agency has funds to do lead-based paint testing.

Most of the efforts of the above organizations have been focused on the older inner-city areas of Michigan City because that is where the highest concentration of homes with lead-based paint hazards is located.

Lead-based paint hazard reduction will be integrated into housing policies and programs by making it mandatory for organizations seeking funding from the city (CDBG and other sources) to partner with the North Central Community Action Agency to evaluate lead-based paint hazards and the La Porte County Minority Health Coalition to reduce lead-based paint hazards prior to receiving funding.

The Michigan City Planning and Inspection Department will also work with the above organizations to try to identify more funding sources for lead abatement and help those organizations obtain funding for those activities.

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

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. 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.

Through several focus groups and public meetings, the following obstacles to meeting underserved needs were identified as being the following:

- **Lack of funding for supportive services**
Providing supportive services to families to help them address issues that jeopardize their housing is far more cost-effective and humane than emergency shelters. Unfortunately, there are currently no federal programs that address this aspect of housing. Federal funds should be available to assist public and nonprofit organizations and private sector housing providers to provide supportive services that help tenants retain their housing. Also, the Indiana Family Social Services Administration should be encouraged to redirect resources to support housing retention/eviction prevention programs that are more cost-effective than emergency housing.
- **Lack of funding for the construction of affordable housing**
Despite the innovative funding strategies used by today's entrepreneurial nonprofit housing organizations, the need for affordable housing far outpaces the supply. Public funding, especially from the federal government, is the greatest limiting factor in the capacity of the nonprofits to create new affordable housing. The private sector is unable to build housing that serves low-income households without large amounts of public subsidy.
- **Lack of funding for new rental housing**
Other than the HOME program, which was created by Congress in 1992, and is currently administered by the Indiana Housing Finance Authority for non-participating jurisdictions in Indiana, there have been no new federal programs designed to stimulate new rental housing production for the past 15 years. The federal Low Income Housing Tax Credit is the only

program specifically for new production, and applications for tax credits far exceed the amount available. Congress should establish a new rental housing production program that provides capital grants, such as the proposed National Housing Trust Fund.

- **Need for an increase in housing rehabilitation funds**

One of the greatest challenges facing Michigan City in its efforts to increase the rate of homeownership is a lack of grant funds available for rehabilitation to make older homes in central city neighborhoods competitive with surrounding newer homes. Most of the older homes do not appraise at a level high enough to finance the rehabilitation needed to bring the properties up to modern codes and livability standards. Capital grants for rehabilitation especially lead based paint abatement, along with financial assistance for down-payments and closing costs and homeownership training, are among the most significant ways that the City can support increased homeownership in Michigan City.

- **Need for an increase in current CDBG funds**

Michigan City is slated to receive approximately \$866,000 in Community Development Block Grant Funds (CDBG). The city is planning to use a portion of these funds to support affordable housing. The amount of funding the city receives is projected to remain relatively unchanged in the near future. An increase in the funding would allow the city to assist more low and moderate-income households with their housing needs. Congress should seek to increase funding levels for CDBG Programs.

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 and the Housing and Homeless Needs Assessment. 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.

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, North Central Community Action Agency (FEMA Funds), Michigan City Community Enrichment Corporation, IHFA (HOME)
Amount to be obligated:	\$38,970 in CDBG obligated for the first fiscal year, 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 Transitions Program
Anticipated outcomes:	Homeless service providers, the Michigan City Housing Authority, and the city will continue to coordinate efforts to move homeless individuals and families into transitional housing and then into permanent housing. Approximately 5 families and/or individuals will be moved from homelessness to transitional housing.
Fund Sources:	FSSA (ESG), HUD (SHP, S+C, SRO)
Amount to be obligated	To be determined.
Increase the quality of owner housing	
Project:	Michigan City Owner-Occupied Rehabilitation Program
Anticipated outcomes	Approximately 15 low and moderate income owner-occupied housing units will be repaired.
Fund Sources:	CDBG, FHLB(NIP), North Central Community Action Agency
Amount to be obligated	\$56,290 in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.
Project:	Michigan City Housing Code Enforcement Program
Anticipated outcomes	Repairs/upgrades will be made to approximately 10 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	To be determined.
Improve the quality of public improvements for lower income persons	
Project:	Michigan City 10th Street, 9th Street, Willard, and Huron Block Improvement Project
Anticipated outcomes	Curbs, sidewalks, lighting, and streets within this area will be upgraded. Approximately 25 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	CDBG, Blue Chip Development Fund, Michigan City General Fund
Amount to be obligated	\$309,595 in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.
Improve the services for low-income persons	
Project:	Michigan City Education, Outreach, Prevention, and Case Management Programs
Anticipated outcomes:	Approximately 100 low-income individuals and families will benefit from education, outreach, prevention, and case management programs.
Fund Source	CDBG, Michigan City Enrichment Corporation, United Way, Unity Foundation
Amount to be obligated	\$57,883 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 50 seniors will benefit from supportive service programs.
Fund Source	CDBG, Michigan City Senior Citizen's Center, North Central Community Action

	Agency
Amount to be obligated	\$30,000 in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.
Improve economic opportunities for lower income persons	
Project Name:	Michigan City Job Training and Entrepreneurial Development Program
Anticipated outcomes:	Approximately, 25 low and moderate income individuals will be served through job training programs.
Fund Source:	CDBG, Work Force One, Michigan City Economic Development Corporation, Michigan City Chamber of Commerce, Private Contributions
Amount to be obligated:	\$3,047 in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.
Increase the quality of rental housing	
Project:	Michigan City Rental Rehabilitation Program
Anticipated outcomes (At least 5 rental housing units will be rehabbed and made available for low-income individuals.
Fund Sources	Tax Abatements to Landlords, Landlord Contributions
Amount to be obligated:	To be determined.
Project:	Michigan City Rental Housing Code Enforcement Program
Anticipated outcomes:	Repairs/upgrades will be made to approximately 50 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 10 low-income families and individuals will receive homeownership counseling and/or down payment assistance.
Fund Sources	FHLB (HOP), IHFA (HOME),
Amount to be obligated:	To be Determined
Project:	Michigan City New Home Construction Program
Anticipated outcomes:	Approximately 5 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, Local Banks
Amount to be obligated:	To be determined
Increase the quality of neighborhood facilities for lower income persons	
Project Name:	Michigan City Neighborhood Facilities Improvement Program
Anticipated outcomes:	<ul style="list-style-type: none"> • Create Book Mobile Program • Improve Park and Playground facilities
Fund Source	CDBG, Michigan City Public Library, Private Contributions, Parks Department Funds, Blue Chip Development Fund, North Central Community Action Agency
Amount to be obligated:	\$25,008 General Projects and \$147,000 for Boulevard Gardens Projects in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.

Remediate and redevelop brownfields	
Project Name:	Michigan City Brownfield Remediation and Redevelopment Program
Anticipated outcomes:	Investigate possible remediation and redevelopment for the proposed River Walk Area, which is across the street from the Blue Chip Casino Riverboat.
Fund Source	CDBG, IDEM, EPA, Blue Chip Development Fund
Amount to be obligated:	\$25,008 in CDBG obligated for the first fiscal year, subsequent fiscal years to be determined. Also, other funding source amounts to be determined.
Increase the range of housing options and related services for persons with special needs	
Project:	Michigan City Service Provider Coordination Committee
Anticipated outcomes:	A committee will be formed to examine 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

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 proposed list of accomplishments includes the development of the following programs to effectively address affordable housing needs:

- Michigan City Rental Assistance Program
- Michigan City Transitions Program
- Michigan City Rental Rehabilitation Program
- Michigan City Rental Housing Code Enforcement Program
- Michigan City Owner-Occupied Rehabilitation Program
- Michigan City Housing Code Enforcement Program

- Michigan City Homeownership and Down payment Assistance Program
- Michigan City New Housing Construction Program

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.

Homeless

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 35-36 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 Economic 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

- Michigan City Economic Development Corporation
- Michigan City Area Schools
- Marquette High School
- Michigan City Urban Enterprise Association
- Michigan City Area Chamber of Commerce
- Recognized business leaders
- Common Council
- County Commissioners/Council

Regional

- NW Indiana Forum
- The Center of Workforce Innovations
- NIPSCO
- Purdue North Central

State/Federal

- Department of Commerce
- 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. These 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, Michigan City's Neighborhood Revitalization Strategy: The Oberlie Plan was created.

Michigan City's Neighborhood Revitalization Strategy: The Oberlie Plan:

I. Crime:

Expand the neighborhood policing program and establish a citywide policy, following the NYC program, of enforcing all codes as a means of discouraging major offenses. The planning of such a program would include the area's clergy and residents. To create the perception that our police are on every corner, the city would utilize state and federal incentive programs to encourage city police officers to live in the city. The city will also explore alternative lighting systems to provide more streetlights and work with the Tree Board to implement an aggressive tree-pruning program to remove dangerous limbs and those that block existing lights. The city recreation program will be expanded through the Park Board or through others, to include extended learning opportunities after regular school hours and into the summer months. Many of our neighborhood vandalism problems are created after the regular school day is completed and children go home where they are unattended. These same young people lack structure in the summer and find themselves in trouble. The extended learning times will keep these young people busy until a parent is available to provide proper supervision. And finally, we will explore the re-creation of summer neighborhood work programs. These programs were formerly used to hire young people to work within their neighborhoods cleaning, alleys, curbs, and vacant yards.

II. Housing:

The city will re-establish a Community Development Corporation to assist first-time homebuyers, thereby attracting young families back to the city. To compliment these efforts, the City will use federal community development block grant funds to: expand the city's code enforcement program to include refuse, litter, and abandoned vehicles; provide loans and grants for home owner-occupied residential rehabilitation and historic preservation; and establish grass roots planning with the neighborhood organizations. Through the CDC, the city will explore a

partnership to offer a "reverse tax" program. Patterned after a reverse mortgage, the reverse tax will allow a homeowner borrow against their existing home equity for the purpose of paying their property tax bill. The reverse tax would be filed as a lien and paid off when the property is sold.

The city will continue to extend sanitary sewers and water to all residents living on a city street as funds become available. The city will continue to separate storm sewers from sanitary sewers, replacing the entire street, curb and walk system during construction. Streets will be widened to provide parking when feasible and sidewalks with handicap accessible ramps will be added. Priorities will be established once the Sanitary District studies are completed for the Marsh School area. Construction will proceed as funding becomes available. Through regularly scheduled neighborhood meetings, we will assure quality city services are provided throughout the city. The city's alley paving program will be expanded to encourage residents to use existing off-street parking frequently located behind the home.

When building demolition is required through the code enforcement program, the city will acquire the resulting vacant lot. The productive re-use of the property by the adjoining residents will reduce congestion on the streets, provide a place for the young children to play and return the property to the tax rolls. In addition, some lots may be used as relocation sites for historic buildings or small businesses. And finally, a council-plan commission study committee will be established to review city codes and develop programs to prohibit the conversion of single-family homes to two or more families when proper off street parking and usable open space is not available.

Barriers to Affordable Housing

See the Barriers to Affordable Housing section on Pages 25 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 Pages 36-37 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 describe how the lead-based paint hazard reduction will be integrated into housing policies and programs.

Anti-Poverty Strategy

Within City government, the Planning and Inspection Department is primarily responsible for coordinating the City's efforts to reduce poverty. The Planning and Inspection Department

administers the City's Community Development Block Grant program and works in partnership with citizens, service providers, and other city departments to:

- Develop housing opportunities, particularly affordable housing;
- Foster job growth and employment opportunities;
- Encourage a thriving small business sector;
- Support the delivery of human services;
- Increase civic engagement and citizen participation.

The Planning and Inspection Department coordinates its housing programs with other anti-poverty programs and services by ensuring that information on a variety of programs and services (through staff and in brochures, postings, and other literature) is readily accessible to residents; through regular meetings to ensure the flow of information among those who staff these programs; and through the coordination and cooperative efforts described elsewhere in the Consolidated Plan.

The ultimate goal of the City's Consolidated Development Block Grant program is to reduce the number of people living in poverty. The City will give funding priority to programs which - in addition to complying with federal regulations and addressing a priority outlined in the Consolidated Plan - are consistent with the following anti-poverty strategy for resource allocation.

- Each project must satisfy one of the three following overriding goals:
 - The project must help people move out of poverty.
 - The project must prevent people from entering poverty.
 - The project must address the basic needs of people living in poverty.
- In making funding decisions, the City will give priority to programs that:
 - Support, complement or are consistent with other current City plans;
 - Are sustainable over time;
 - Have demonstrated cooperation and collaboration among government, private nonprofit agencies and the private sector to maximize impacts and reduce administrative costs;
 - Do not have a more appropriate source of funds.
- A priority population for CDBG-funded services are individuals (especially people of color and people with disabilities) who are denied, by poverty and historical institutional practices, the opportunity to develop their full potential and to enjoy the benefits of community participation. The City will give priority to programs provided through organizations or agencies that demonstrate a commitment to making their services accessible to people through diversity training of staff and Boards, through recruitment and hiring of minority staff and Board members, and through efforts to provide services in an accessible and culturally sensitive manner.
- A priority population for CDBG-funded services are female-headed households with children, who are currently, and have been historically, disproportionately impacted by poverty.
- CDBG funded services must, to the fullest extent possible, be appropriate and accessible to people with disabilities, people of color, people with limited or no proficiency in English, and other eligible individuals and families who may face special barriers in accessing services. The City recognizes that while progress is being made in improving access to

services and activities, specialized access services are likely to continue to be required in certain instances to ensure that priority populations receive the services they need.

- The CDBG program was built on a premise of local involvement in directing funds to neighborhood and community needs. The City will give priority to programs that promote community initiatives to identify priority needs and to address those needs. Recognizing the limits on the ability of service systems to meet all needs, the City will seek to leverage resources to promote comprehensive, long-term responses that promote neighborhood self-sufficiency.
- The City will give priority to programs that provide services addressing the basic needs of Michigan City's most at-risk populations.
- The City will give priority to programs that build and support the capacity of local organizations to address the needs of residents.
- The City will give priority to programs that support economic development and other programs that capture local dollars and prevent them from "leaking out" of the community.
- The City will give priority to programs that promote access to quality jobs - positions that pay well enough to support an adequate standard of living, allow the purchase of housing and other basic necessities, offer stability and decent working conditions, and provide opportunities for advancement.
- In general, the City will target the use of CDBG funds to projects in low-income areas that include, but are not limited to the Westside, Elston Grove, Eastport, Wabash, and Lakeland neighborhoods.
- 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. The City will spend CDBG funds for economic development throughout the City, but targeted to the Westside, Elston Grove, Eastport, Wabash, and Lakeland neighborhoods.

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 <ul style="list-style-type: none"> ▪ 177 public housing rental units ▪ 17 Turnkey III homeownership units ▪ 6 transitional housing units for men ▪ 251 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.
North Central Community Action Agency 301 E. 8 th Street Michigan City, IN 46360 Phone: (219) 872-0351	<ul style="list-style-type: none"> ▪ Energy Assistance Program ▪ Weatherization Assistance ▪ Housing Services ▪ Emergency Shelter ▪ Community Service and Outreach Programs ▪ Two Transitional Housing units for families with children ▪ Rehabbing one more unit in Michigan City
Catholic Charities 321 W. 11th Street Michigan City, IN 46360 Phone: (219) 879-9312	Provides Rental Assistance and Housing Counseling
Michigan Township Trustee 531 E. Michigan Blvd. Michigan City, IN 46360 Phone: (219) 874-5201	Township trustees can help with shelter, food, clothing, utilities, rental assistance and medical expenses within certain guidelines.
Michigan City Habitat for Humanity P.O. Box 8804 Michigan City, IN 46361 Phone: (219) 874-3830	Constructs houses for low-income residents.
Michigan City Economic Development Corporation 2 Cadence Park Plaza Michigan City, IN 46360 Phone: (219) 873-1211	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.
Michigan City Homeless Shelter 120 W. 9 th Street Michigan City, IN 46360 Phone: (219) 879-2552	<ul style="list-style-type: none"> ▪ 30 Day Emergency Shelter for families and children. ▪ Have provided some rental assistance. ▪ Provide referrals.

<p>Stepping Stone P.O. Box 1045 Michigan City, IN 46360 Phone: (219) 879-4615</p>	<ul style="list-style-type: none"> ▪ 45 Day Emergency Shelter for victims of domestic violence and their minor children ▪ Provide referrals. ▪ Transitional Housing Program that can accommodate 15 families ▪ Referrals come from the Emergency Shelter ▪ Can stay up to two years ▪ Must be victims of domestic violence
<p>Salvation Army 1201 S. Franklin Street Michigan City, IN 46360 Phone: (219) 874-6885</p>	<p style="text-align: center;"><u>Homeless Men's Shelter Program</u></p> <ul style="list-style-type: none"> ▪ Have approximately 20 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>La Porte County Juvenile Services Center (Crowley Juvenile Center) 0384 S. Zigar Road LaPorte, IN 46350 (219) 324-5130 Ext. 12</p>	<ul style="list-style-type: none"> ▪ 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
<p>Pact-Bradley House 132 E. 6th Street Michigan City, IN 46360 Phone: (219) 872-9139</p>	<ul style="list-style-type: none"> ▪ Federal Half-Way House for those leaving federal penitentiary, or sentenced out of local courts ▪ Currently serve 59 people in their facility (50 men and 9 women)
<p>La Porte County Division of Family and Children 1551 S. Woodland Michigan City, IN 46360 Phone: (219)879-5351 Fax: (219) 879-8711</p>	<ul style="list-style-type: none"> ▪ Temporary Assistance for Needy Families (TANF) ▪ Food Stamps ▪ Medicaid/Hoosier Healthwise
<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.</p> <ul style="list-style-type: none"> ▪ Overall services include: <ul style="list-style-type: none"> ○ Case Management, Adaptive Aides and devices, adult day services, attendant care, homemaker, home delivered meals, home modifications, pest control, respite
<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.</p>

<p>Swanson Center 450 St. John Road, Suite 601 Michigan City, IN 46360 Phone: (219) 879-0676</p>	<ul style="list-style-type: none"> ▪ 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:
<p>Dungarvin Indiana, Inc. 400 Legacy Plaza West La Porte, IN 46350 Phone: (219) 326-6277</p>	<p>Provides supported living services; such as, habilitation, personal assistance, respite, case management, and environmental modifications services. Also operate small community CRF/DD programs and a community day programs.</p>
<p>Michiana Resources 4315 E. Michigan Boulevard Michigan City, IN 46360</p>	<p>Provides vocational/developmental rehabilitation services</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.</p>
<p>First Steps 901 Woodland Avenue Michigan City, IN 46360 Phone: (219) 879-9708</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.</p>
<p>Bureau of Developmental Disabilities District 2 215 South Saint Joseph St., Suite 401 South Bend, IN 46601-2022 Phone: (574) 232-1412 Toll Free: (877) 218-3059 Fax: (574) 287-5482</p>	<ul style="list-style-type: none"> ▪ Supervised group living programs ▪ Semi-independent living programs ▪ Alternative family programs ▪ Independent living support services ▪ Supported living service arrangements
<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>	<ul style="list-style-type: none"> ▪ Provides assistance to family care-givers of emotionally disturbed children, developmentally disabled or mentally ill (all ages). ▪ Provides a wide range of medical care and services in patients home.

<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.</p> <ul style="list-style-type: none"> ▪ 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>St. Anthony's Hospice Franciscan Home Care 2424 Franklin Street Michigan City, IN 46360 (219) 877-1605</p>	<p>Provide out patient care/in-home care for the elderly</p> <ul style="list-style-type: none"> ▪ 85% are Medicare whereas 6% are Medicaid. ▪ Annually, about 100 patients are Medicaid while 800 patients are Medicare
<p>Dunes Fellowship House 211 E. 6th Street Michigan City, IN 46360 Phone: (219) 879-5663</p>	<ul style="list-style-type: none"> ▪ Provide residence for men who are recovering alcoholics and substance abusers
<p>The Arbors 1101 East Coolspring Avenue Michigan City, IN 46360 (219) 874-5211</p>	<p>Assisted living facility for the elderly</p> <ul style="list-style-type: none"> ▪ About 50% are low-income and Medicaid ▪ Patients are referred by the hospital
<p>Open Door Health Center 1601 Franklin St. Michigan City, IN 46360 Phone: (219) 874-0266</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 306 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) 89-0327</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.</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.</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 our 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 our 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 this agency to work with the Michigan City Zoning and Planning departments when proposing new housing developments for our community.
- The Authority's comprehensive plan is currently being reviewed by the State as Michigan City will not be an entitlement city prior to the date that our plan is due. The housing authority did provide the Mayor with a copy of the plan for his comments. Upon approval of the City's CDBG application, the housing authority will submit plans to the city for their approval.
- 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 proposed or are actually 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 carrying out its strategy for addressing its priority needs:

- The Unity Foundation, Duneland Health Council, and the United Way of La Porte County have been working together to facilitate regular service provider and funder meetings to promote better coordination of programs and services. Meetings have been attended by homeless service providers, the Michigan City Housing Authority, health providers, the city, and funders. Future meetings will focus on developing a holistic approach to addressing homelessness, transitional housing, supportive services, and permanent affordable housing needs in Michigan City. The group is currently in the process of inviting mental health and disability services providers and housing developers to attend the meetings.
- 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.

Public Housing Resident Initiatives

See the Public and Subsidized Housing section on Pages 19-21 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 39-42 for a list of potential funding sources for each project. Also, see Appendix A for the Annual Financial Sources Chart for a list of resources that Michigan City expects to be made available to address priority needs and objectives identified in the Strategic Plan. 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 IHFA. Michigan City also plans to donate vacant land owned by the city to local not from 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 39-42 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

In general, the City will target the use of CDBG funds to projects in low-income areas, especially those with large concentrations of minorities. Michigan City neighborhoods that fall into this category include: the Westside, Elston Grove, Eastport, Wabash, and Lakeland neighborhoods. 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. The City will spend CDBG funds for economic development throughout the City, but targeted to the Westside, Elston Grove, Eastport, Wabash, and Lakeland neighborhoods.

Homeless and Special Needs Activities

See the Homeless Needs Section and the Special Needs Section on Pages 32-36 of the Housing and Homeless Needs Assessment.

CDBG Requirements

See the Strategies, Projects, and Goals section of the Strategic Plan on Pages 36-42 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):

Staff	\$110,000
Comprehensive Plan	\$60,000
Travel and Supplies	\$3,200
Administrative and Planning Total	\$173,200
Programs for the Elderly	\$30,000
Rental Assistance	\$38,970
Social Service Programs (Education, Job Training, Misc. Social Service...etc)	\$60,930
Social Service Total	\$129,900
Public Housing Authority Related	\$147,000
Infrastructure	\$309,595
Neighborhood Improvements	\$50,015
Home Repair	\$56,290
Community Development Total	\$562,900
CDBG Total	\$866,000

VIII. Certifications

See Appendix B for HUD Required Forms and Certifications.

IX. Monitoring

Michigan City will fund two positions with CDBG administrative and planning dollars that will help administer the program. The city will have an application process for funding. The administrator and the director of the CDBG program will monitor compliance and review all

applications. Also, the Citizen Advisory Committee will meet on a semi-annual basis to review progress and make sure all CDBG program requirements are being met. The administrator and director of the CDBG program will perform an annual monitoring of CDBG sub-recipients. Agencies that have demonstrated an excellent track record with CDBG compliance may be viewed as low-risk, and monitored every other year. Agencies in which there have been findings or other indications of significant concern may be monitored bi-annually. Sub-recipients will be monitored for compliance with CDBG regulations and for success in carrying out the goals and objectives defined in their CDBG contract. Each year, program staff will determine priority areas for the monitoring program based on local and national trends and concerns. Specific questions that staff will review include:

- Is the project operating within the approved budget? If not, why not?
- Has there been an audit of the agency? If so, a copy is obtained and reviewed. If not, why not?
- Where there is program income, what is the process for reporting and using it?
- Do accounting records adequately identify the use of CDBG funds?
- Are accounting records supported by source documentation for vendors (invoices, purchase orders, time sheets, contracts, etc.)?
- Can the agency document use of funds through records such as payroll ledgers, cancelled checks, receipts ledgers, bank deposit tickets and bank statements, time sheets and contracts for services?
- Is the information reviewed on a site visit consistent with the records maintained by the agency and with data previously provided to the City?
- What procedure does the sub-recipient use for procurement? Is it consistent with Circular A-110 (nonprofits) or A-102 (governmental entities)?
- Are the actual measurable accomplishments of the project to date proceeding according to contract projections? If not, why not?
- Is the project providing the full scope of services delineated in the contract? If not, why not?
- What are the number and percentage of low and moderate income people served by the project?
- How does the project prove that it serves low and moderate income people?
- Does the project serve minority populations? What is the method of outreach?
- Is the project on schedule? If not, why not?
- How does the agency evaluate the effectiveness of the project?
- Does the project conform to any additional terms of the contract?
- Has any work on the project been subcontracted?
- What effort was made to employ local residents and use local businesses and contractors?
- Is the agency complying with equal opportunity requirements?
- Is the agency complying with disability access and nondiscrimination requirements?
- What provisions does the agency make for translation/interpretation?

The city will ensure long term compliance by following the 5 year Consolidated Plan, and will work with the Michigan City Human Rights Commission on minority business outreach initiatives, which includes obtaining quotations from minority owned businesses. The city will also continue to focus on code enforcement which includes the review of housing complaints and building safety. If on site inspections are required, a Michigan City Code Enforcement Officer and the code enforcement team will address the situation as needed. In order to promote compliance with general comprehensive planning requirements, the city will use a portion of their administrative and planning dollars to fund a Comprehensive Plan.