



# Comprehensive Plan Update 2016

TOWN OF LONG BEACH • LAPORTE COUNTY • INDIANA



# Comprehensive Plan Update

TOWN OF LONG BEACH · LAPORTE COUNTY · INDIANA

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*Prepared by*

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# 1. Background

## A. Introduction and Legal Basis

Indiana state law, (I.C. 36-7-4) enables local governments to prepare and adopt a comprehensive plan and zoning ordinance. Section 36-7-4-502 sets forth minimum comprehensive plan requirements as a prerequisite to enactment of a zoning ordinance.

Specifically, a Comprehensive Plan must contain:

1. A statement of objectives for future development,
2. A statement of policy for land use development, and
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

## B. History

The history of Long Beach dates back to mid-1890's when Judge Harry B. Tuthill began to purchase and acquire tax reverted properties for land that would ultimately be incorporated into the Town of Long Beach. Sometime after his first purchase Tuthill platted 94 waterfront lots for single family home development.

There was little interest in lakeside property until 1915, when Orrin S Glidden purchased 30 lots and in 1917 acquired an additional 10 acres of unplatted land. Glidden established the First Addition to Long Beach platted subdivision and started a golf course.

In 1918, Orphie W. Gotto and Orrin S Glidden formed the Long Beach Company and purchased 200 lots (the Highlands) and in 1919 developed the Long Beach Terrace platted subdivision. The Long Beach Company formed in 1920, added additional land platted as Long Beach Gardens for single family home sites and an 18-hole golf course.

The Town of Long Beach was incorporated in 1921 assembling these platted single-family home subdivisions into a formal town government containing slightly more than one square mile of land area containing about 1,650 single-family home sites.

With the incorporation of the Town of Long Beach, the Town of Long Beach pattern of land use was cast, being “an entire subdivision built around a golf course” implementing the master plan of development envisioned by Gotto and Glidden (page 87, Michigan City Beach Communities by Barbara Stodola).





## 2. Objectives and Policies

The purpose of the Comprehensive Plan is to serve as a guide for Town officials, residents, and landowners in making future land use and other decisions. As such, an overall vision for the community must first be identified. During the planning process, a community survey was distributed to residents of the community to ensure that the Plan reflects the vision of the community as a whole. In addition, meetings of the Plan Subcommittee and Advisory Plan Commission were conducted to discuss the draft Plan in which public feedback and interaction were welcomed.

**Objectives** are general statements of desired outcomes and are both broad and immeasurable. They are long-range considerations that serve to guide the development of specific policies.

**Policies** are specific actions designed to accomplish the outcomes set forth in the objectives. Policies take the form of more measurable standards and often will identify the method in which the objectives of the Plan may be realized. In some instances, they are specific statements which can be readily translated into detailed design proposals or action recommendations.

Together, the following objectives and policies establish the framework for the Comprehensive Plan and provide the foundation for ordinances, development standards and other implementation actions.

To promote and advance the health, safety and general welfare of the citizens of the Town of Long Beach, the following objectives and policies will guide the efforts and decisions for future development within the community:

## A. Land Use Development

**OBJECTIVE:**

*Protect the character and stability of Long Beach as a vibrant residential community that can attract and keep residents across all age groups.*

**POLICIES:**

- New residential development and the redevelopment of existing residential areas will be limited to single-family units.
- The scale of new residential development and redevelopment shall be compatible with the scale and character of the Town.
- Regulations shall insure that new residential construction does not negatively impact the scale and character of surrounding development.
- Residential building size and lot coverage percentage standards will be applied to preserve the current residential character of the community.
- Land use standards designed to protect scenic vistas and view sheds from any negative effects of development will be applied to preserve the beachfront character of Long Beach, protect property values and attract positive growth in the community.
- To preserve the character of the community as a stable residential community, Long Beach will maintain a minimum residential rental period of 30 days.
- The Town should consider providing public services and amenities to attract and retain families.

**OBJECTIVE:**

*Protect and preserve the integrity and viability of the Lake Michigan shoreline, beachfront and its adjacent dunes.*

**POLICIES:**

- To protect the integrity of the shoreline, beachfront and adjacent dunes, the density and bulk of shoreline development will be regulated.
- Long Beach will preserve access to the shoreline and beachfront through public beach stops owned by the Town.
- Maintenance and rehabilitation of public beachfront and beach stops are community priorities.
- Long Beach will consult with experts to determine and employ best management practices for shoreline, beachfront and adjacent dune development and protection.

**OBJECTIVE:**

*Preserve the Town’s significant natural features and integrate natural feature preservation into land use decisions.*

**POLICIES:**

- Long Beach will consult with experts in defining significant natural features in the community and in identifying and applying appropriate preservation techniques.
- Development of design standards that integrate identified natural feature preservation techniques will be established.
- An application and review process will be employed to achieve successful implementation of established natural resource protection standards and recommended preservation techniques.
- Long Beach will consider all opportunities for the acquisition of land to conserve valuable natural resources.

**B. Public Ways, Public Places, Public Lands & Public Structures**

**OBJECTIVE:**

*Protect the function of the street network in Long Beach and investigate the expansion of non-motorized transportation options.*

**POLICIES**

- Street network enhancements designed to improve the safety of vehicular travel will be supported.
- The development of a Bicycle and Pedestrian Travel Plan for Long Beach will be explored to identify non-motorized travel patterns in the community and target routes for improvement and connectivity.
- Non-motorized routes, including bike lanes and pedestrian pathways, located within existing rights-of-way that connect neighborhoods, public spaces, and the beachfront will be given priority for improvement.
- Lakeshore Drive is recognized as a primary seasonal non-motorized travel route that merits investigation and implementation of design and improvement features responsive to the fluctuating travel demands of a seasonal population.
- A Capital Improvement Program will be developed to prioritize improvements to the street and transportation networks.

**OBJECTIVE**

*Create meaningful public space within Long Beach that serves to provide access to the Lake Michigan shoreline and connect activity centers, natural areas, and neighborhoods.*

**POLICIES**

- The Community Center, Beach Stop 24 and the Pump House and the Moon Valley preserve area represent key public spaces within the community.
- A plan for the improvement and connection of the key public spaces in Long Beach will be developed.
- Connectivity between key public spaces will be achieved through bike lanes; clearly established pedestrian routes; public pathways; and shoreline access points.
- A town-wide wayfinding system will help define routes and guide pedestrians and cyclists to community destinations.
- Moon Valley is recognized as a valuable public asset with significant natural features. Long Beach shall employ all reasonable efforts to preserve Moon Valley for the benefit of the residents of Long Beach.
- A Capital Improvement Program will be developed to prioritize improvements to the community infrastructure.

## C. Public Utilities and Services

**OBJECTIVE:**

*Provide safe and adequate public utilities within Long Beach.*

**POLICIES:**

- Long Beach will maintain and expand as necessary the water utility system to ensure that all residents are provided adequate water supply.
- In recognition of the support for the provision of public sanitary sewer throughout Long Beach, specifically along Lakeshore Drive, a study will be conducted to prioritize areas of need and identify funding strategies.
- Cost-effective and collaborative approaches to providing water and sanitary sewer throughout Long Beach service will be explored.
- Improvements in broadband and cell phone service coverage are required to maintain Long Beach as a stable residential community.
- A Capital Improvements Plan will be developed to prioritize improvements to the community infrastructure.

**OBJECTIVE:**

*Provide necessary public services within Long Beach in an efficient and cost-effective manner.*

**POLICIES:**

- The exploration of partnering with neighboring jurisdictions to provide necessary public services is supported in an effort to improve service levels and reduce costs.
- Regular review and revision of existing zoning, subdivision and building codes is needed to successfully achieve the land use objectives and policies of this Plan.
- Consistent application and enforcement of codes and regulations is considered key to the successful implementation of this Plan.
- Government activities in Long Beach will be transparent and various methods for effective communication within the community will be sought.

**OBJECTIVE:**

*Recognize that Long Beach and its neighboring Lake Michigan shoreline communities share a valuable natural asset and have common interests and concerns that support a collaborative approach in economic and land use strategies designed to move the area toward prosperity.*

**POLICIES:**

- Engage in strategic planning with neighboring shoreline communities regarding shoreline preservation and targeting areas for commercial, mixed-use, and residential growth.
- Work in conjunction with neighboring shoreline communities to adopt common shoreline protection and development standards.
- Establish joint meetings with area planning officials to establish a productive and collaborative relationship.



## 3. Future Land Use

The Future Land Use Plan Map is a graphic representation of the objectives, policies and other recommendations of this plan. It shows the location and uses of land and the purpose for each land use designation or zoning district for a particular area.

### **Residential**

The residential districts are established for places in which the principal use of land is for one single-family dwelling on a zoning lot. The intent of the residential districts is the following:

- To encourage the construction of and the continued use of single-family dwellings
- To prohibit uses which would be incompatible with single-family dwellings
- To encourage the discontinuance of existing nonconforming uses
- To discourage any use which would generate greater than normal traffic for its street
- To discourage any use which would create undue requirements and costs for public services

### **Local Business**

The local business district is established for places in which the principal use of land is for commercial purposes to provide for the retail shopping and service needs of the residents within the immediate neighborhood on a zoning lot.

### **Public/Semi-Public**

The purpose of the public/semi-public land use designation is to identify places where the land is used for public purpose or benefit. Such uses include open space, parks, natural features preservation, beach stops, and municipal and community facilities.

### **Flood Hazard Overlay**

The purpose of the flood hazard overlay district is to identify the boundary of the designated flood hazards area within the town as identified by the State of Indiana, Department of Natural Resources and the Federal Emergency Management Agency (FEMA).

A large scaled map is available for viewing in the Town Hall. The map is included on the following page:





**CERTIFICATION**  
 Official Zoning Map of the Town of Long Beach, LaPorte County, Indiana, Approved and Adopted this

Day of \_\_\_\_\_  
 Town President \_\_\_\_\_ Clerk - Treasurer \_\_\_\_\_

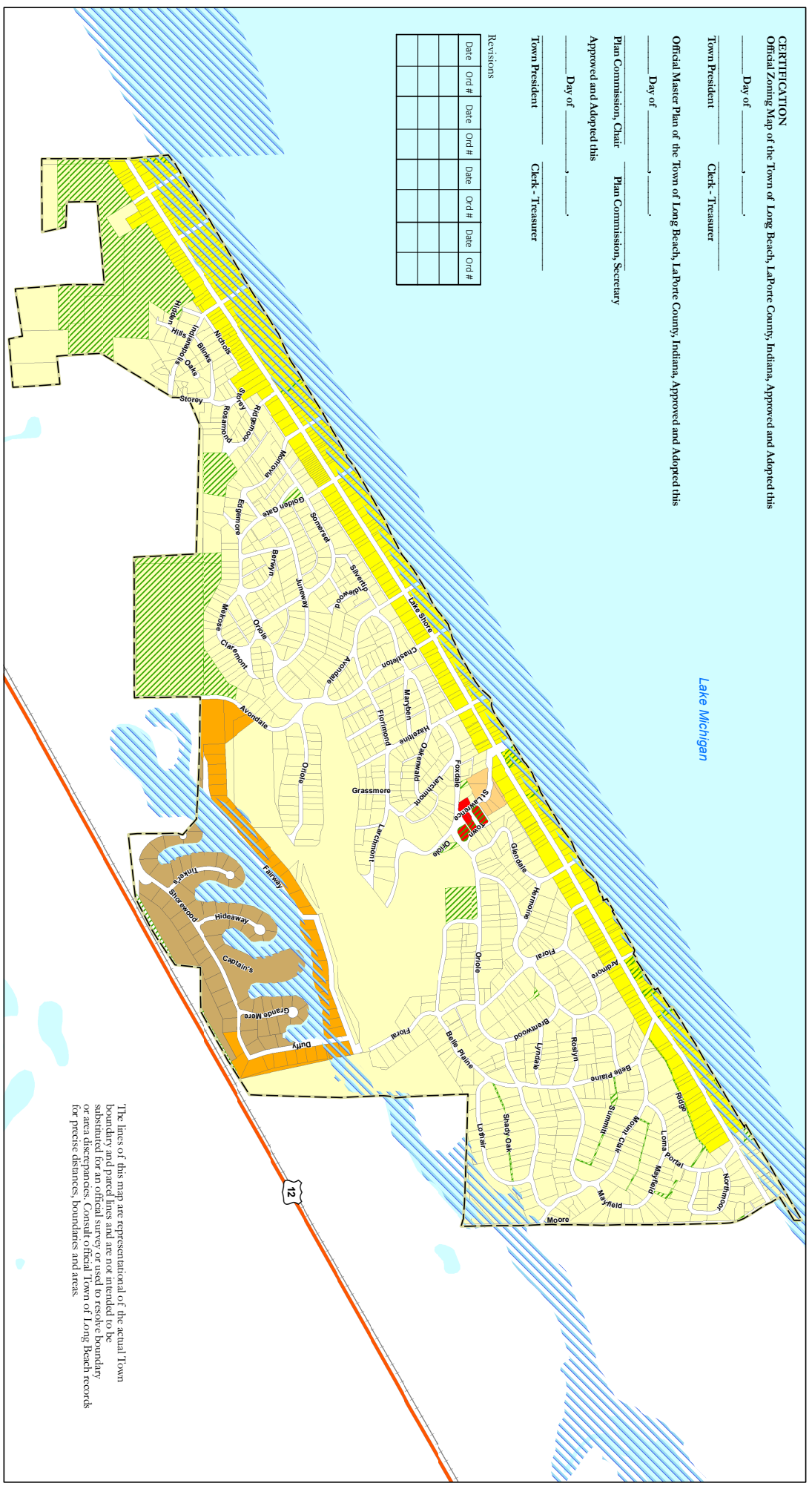
Official Master Plan of the Town of Long Beach, LaPorte County, Indiana, Approved and Adopted this  
 Day of \_\_\_\_\_

Plan Commission, Chair \_\_\_\_\_ Plan Commission, Secretary \_\_\_\_\_  
 Approved and Adopted this  
 Day of \_\_\_\_\_

Town President \_\_\_\_\_ Clerk - Treasurer \_\_\_\_\_

Revisions

Date	Ord #	Date	Ord #	Date	Ord #



**Official Zoning Ordinance Map and Master Plan**

Town of Long Beach, LaPorte County, Indiana

October 10, 2016

**Legend**

- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential
- R-5 Residential
- LB Local Business
- Public/Semi-Public\*
- Town Boundary

\* Public/Semi-Public land is for public use and benefit including, but not limited to open space, parks, natural features preservation, beach stops, and municipal and community facilities.

**Floodplain**

- Flood Hazard Boundary as determined by FEMA
- Open Water

The lines of this map are representational of the actual Town boundaries and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Town of Long Beach records for precise distances, boundaries and areas.

Map Scale: 0 500 1,000 FEET

**McKenna**  
 ASSOCIATES

Map Scale: Source: LaPorte County, 05/12/16



# Appendix A: Public Engagement

Input was gathered from the public throughout the entire plan development process, and included the following methods of engagement:

- One Big Idea” Exercise
- Public Visioning Session (votes)
- Public Survey – Data (charts)
- Public Survey – Open-ended Questions (comments)

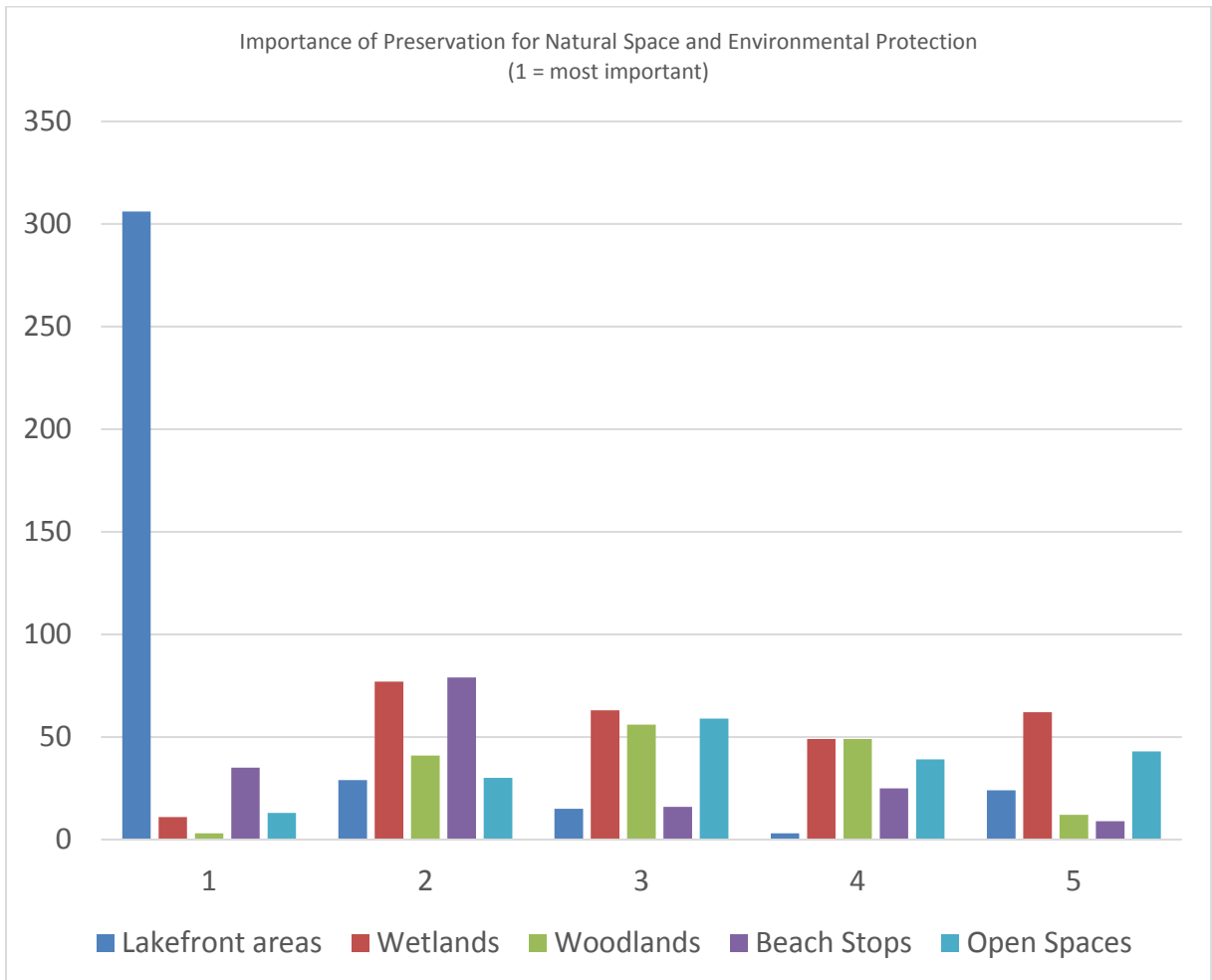
To receive input on specific questions from community members, a survey was sent by mail to all 1104 property owners in Long Beach. The survey received 455 responses, for a 41.2% response rate. According to Survey Monkey, this suggested a margin of error of +/-3-5%, and many of the responses show a clear preference beyond this margin of error. There were 236 responses from full-time residents and 214 responses from part-time residents.

Most survey respondents (92%) were between the ages of 45 and 84. About 51% lived in households with only two people, and about 83% had no children under 18 in their household.

The following pages contain an analysis of all public input.

## A. Land Use Development

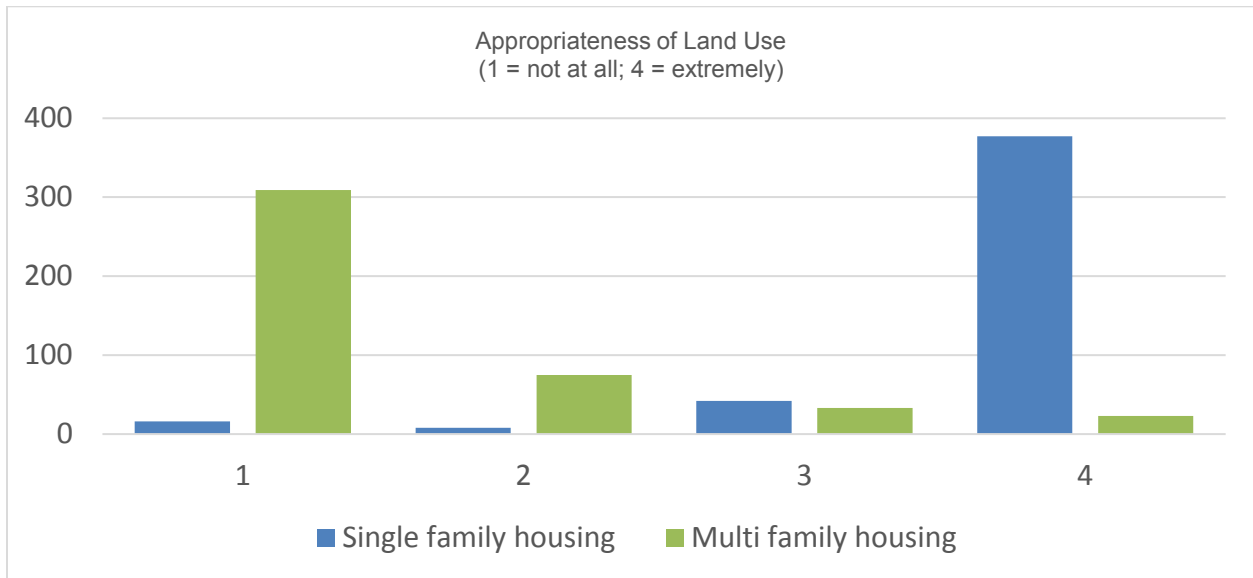
**Question:** Please rank which areas of the Town you think are most important to preserve for natural space and environmental protection, with 1 being the most important.



- Do not allow beachfront dunes to be bulldozed (20 comments)
- Adopt ordinance to preserve dunes (9 votes)

**Conclusion:** There is a strong desire by Long Beach residents to engage in practices that preserve the dunes and protect the lakefront.

**Question:** Please rate the appropriateness of the following land uses for Long Beach from 1 (not appropriate at all) to 4 (extremely appropriate).



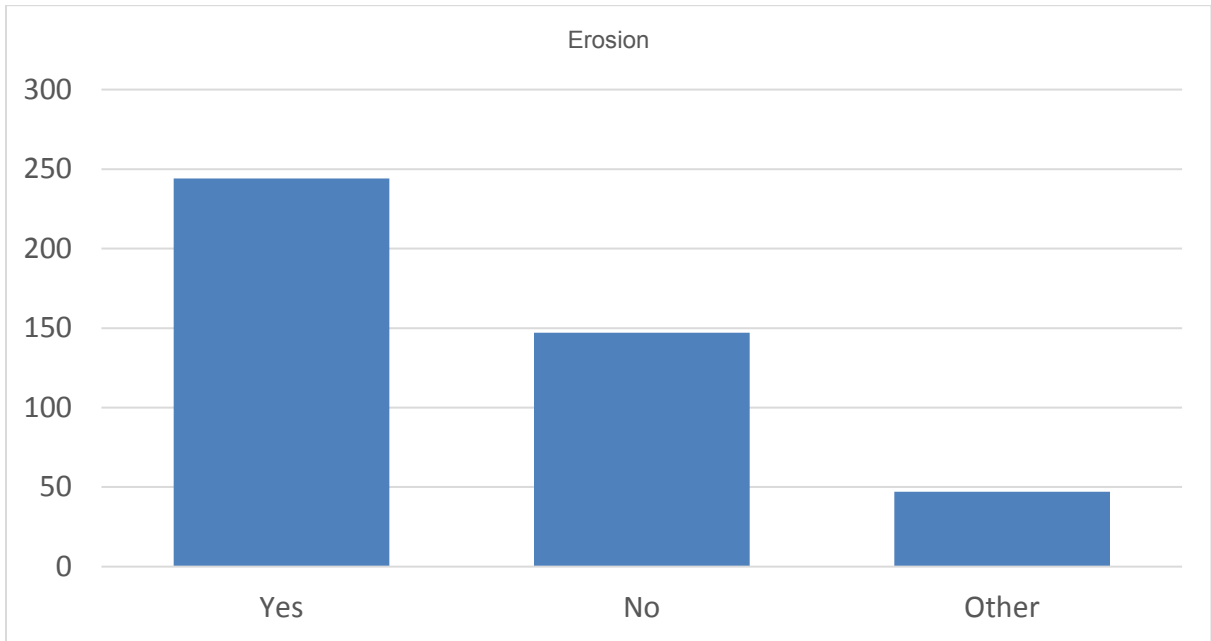
**Conclusion:** Residential development policies in Long Beach should continue to encourage single family housing.

Additionally, people provided the following input on the density and size of lakefront residential development.

- Homes constructed on Lake Shore Drive are too large (14 comments)
- 35% lot coverage standard supported (6 votes)
- Housing on Lake Shore Drive is over-built and too close together (9 comments)

**Conclusion:** There is some level of desire in Long Beach to manage the density and bulk of residential development on the lakefront.

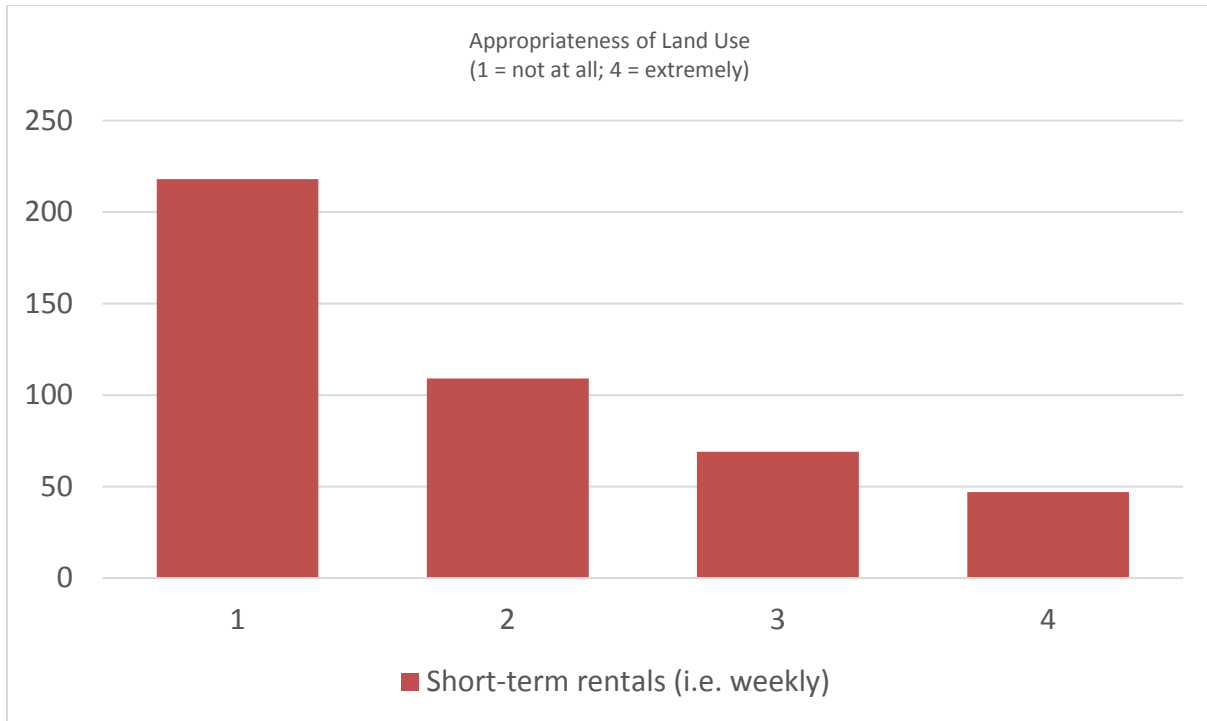
**Question:** Do you believe the character of the local beach is threatened by flooding and/or erosion?



- Local government action to combat erosion (57.92% - no action taken)
- Support the use of seawalls to protect lakefront properties (28 comments)
- Do not support the use of seawalls (32 comments)
- Engage experts to identify optimal lakefront preservation techniques (19 comments, 9 votes)

**Conclusion:** The residents of Long Beach are divided over the threat that erosion may pose to the lakefront and what the best techniques for erosion control may be. There is solid support, however, for engaging experts to help the community determine what the best management practices are for the preservation of the lakefront.

**Question:** Please rate the appropriateness of the following land uses for Long Beach from 1 (not appropriate at all) to 4 (extremely appropriate).

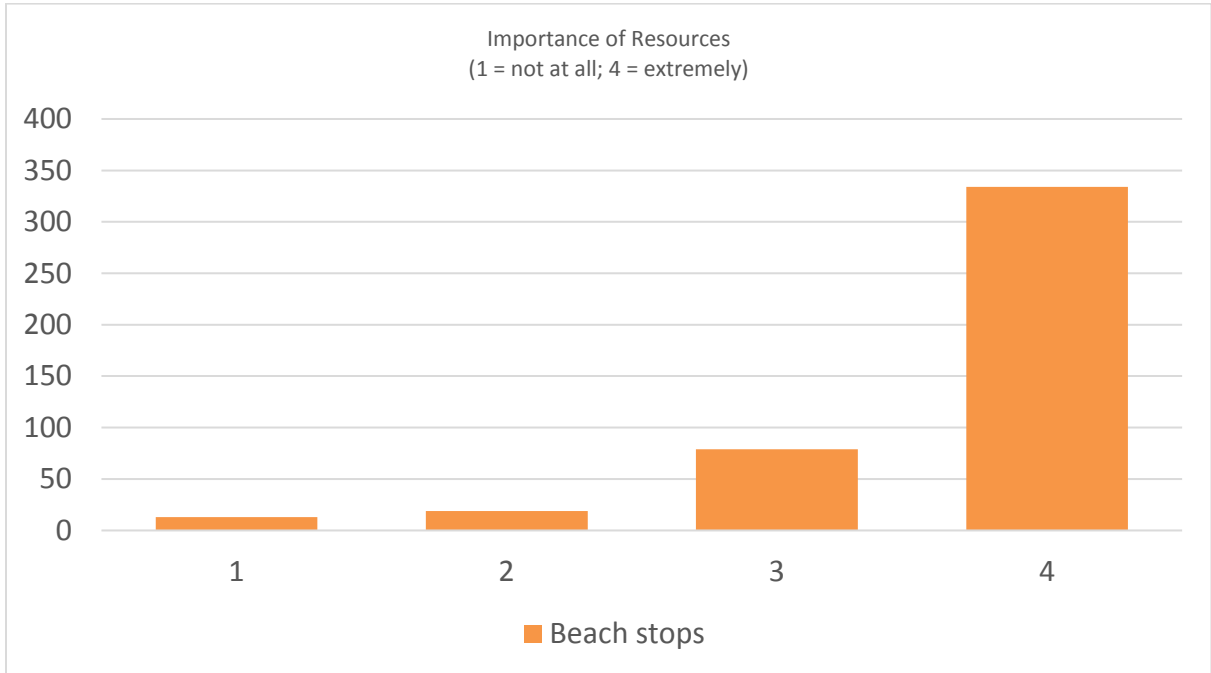


- Allow weekly rentals in Long Beach/introduce the town to more people (9 comments)
- We do not want Long Beach to be a tourist destination (7 comments)
- Maintain the 30-day rental regulation (17 votes)

**Conclusion:** The residents of Long Beach desire to maintain a quiet local community. There is a desire for some short-term rental vacation homes as a permitted residential land use. However, there is generally strong support to keep the longer minimum rental periods.

## B. Public Ways, Public Places, Public Lands, and Public Structures

**Question:** Please rate the importance of the following public resources. from 1 (not important at all) to 4 (extremely important).

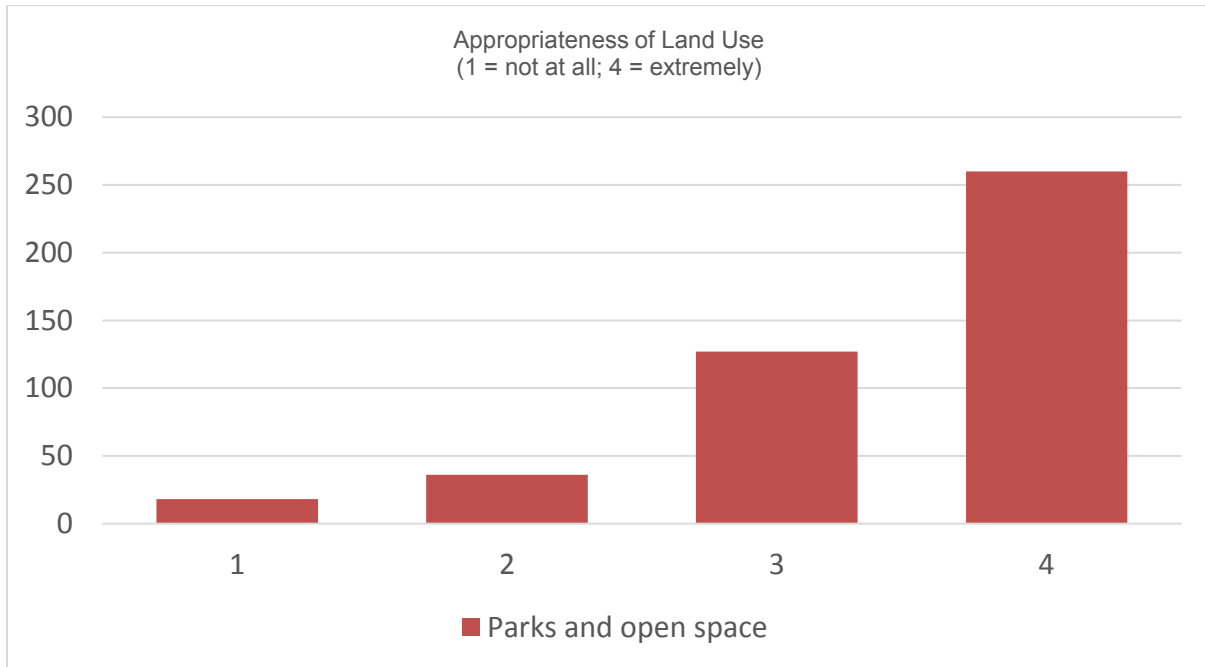


- Beautify the beach stops (18 votes)
- Use beach sanitizer to protect the lakeshore (13 votes)

**Conclusion:** A high value is placed on the beach stops in Long Beach, both as a public space and as an integral part of the lakefront, and support exists for future maintenance and improvements.



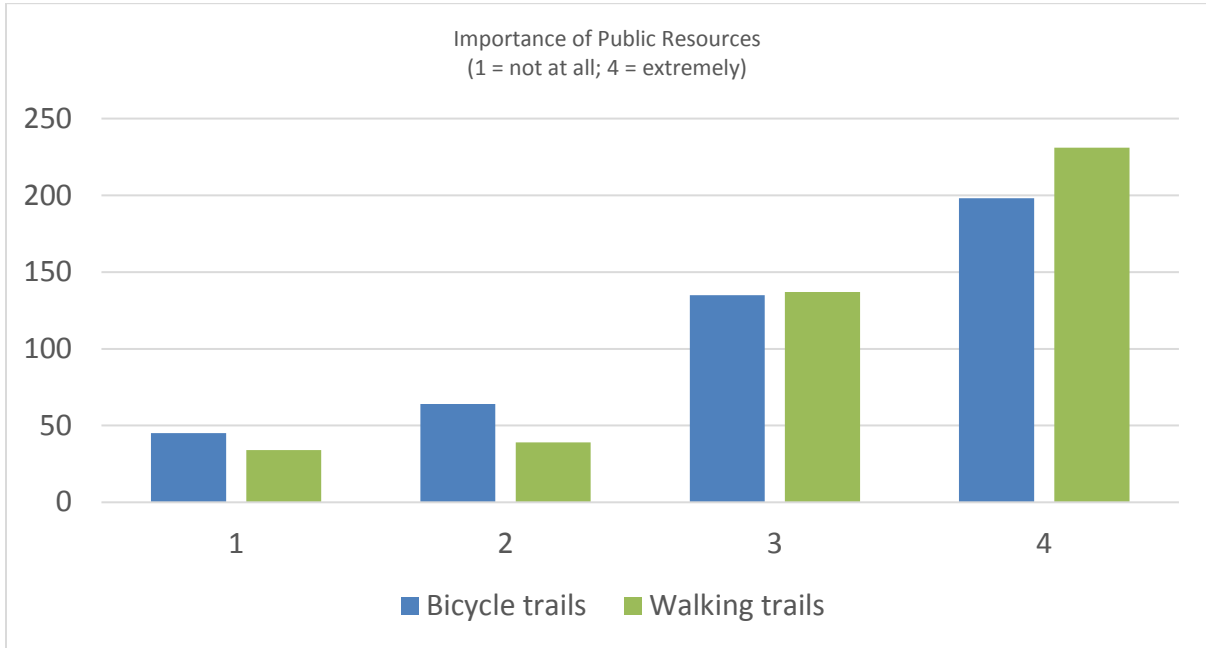
**Question:** Please rate the appropriateness of the following land uses for Long Beach from 1 (not appropriate at all) to 4 (extremely appropriate).



- Establish a nature trail through the green area of Moon Valley (26 votes)
- Improve Stop 24 and Pump House as a community park or gathering place with amenities (18 votes)
- Add a dog park to the community (3 votes)
- Develop park plans (2 votes)

**Conclusion:** Additional public spaces are desired within the community and Moon Valley is seen as the location for park planning efforts. Stop 24/Pump House is also seen as a valuable community space.

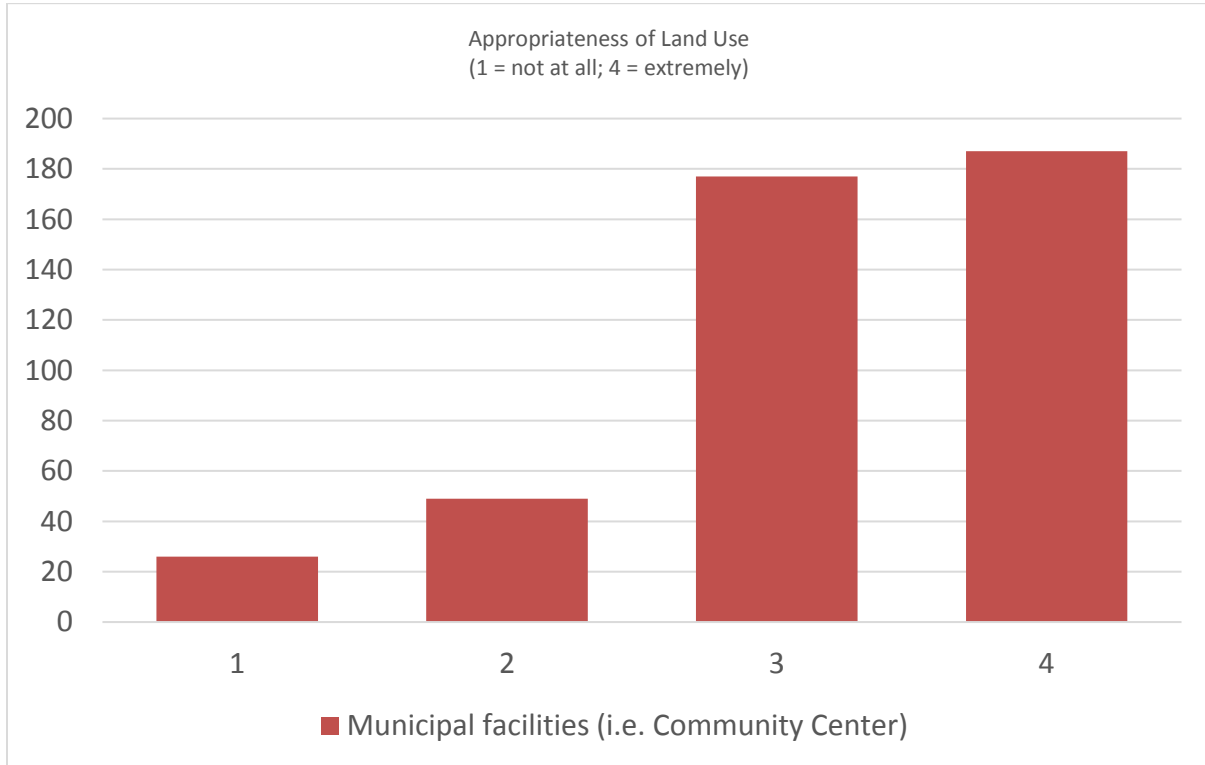
**Question:** Please rate the importance of the following public resources from 1 (not important at all) to 4 (extremely important).



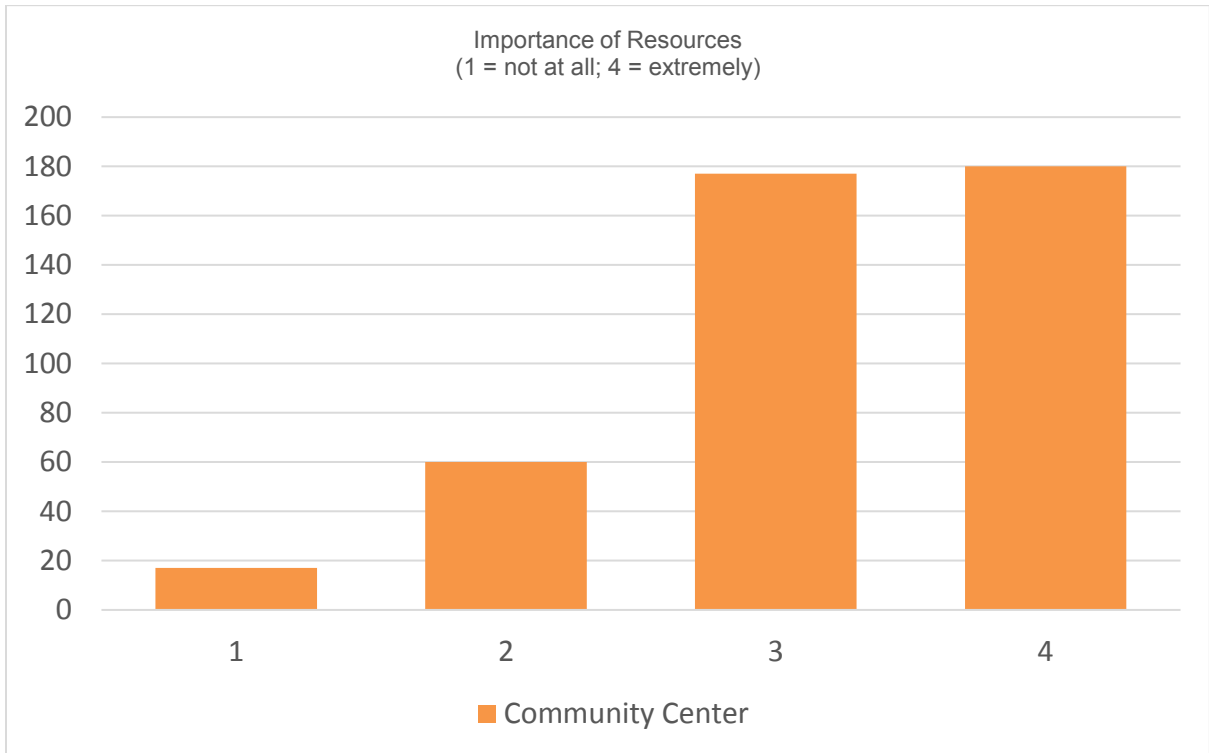
- Add bike paths and sidewalks (22 comments)
- Lake Shore Drive is crowded and dangerous for pedestrian and biking activity (8 comments)
- Stricter parking penalties for non-residents needed (2 votes)

**Conclusion:** There is a desire to make Long Beach more walkable and pedestrian-friendly. Non-motorized options for movement around the community are desirable.

**Question:** Please rate the appropriateness of the following land uses for Long Beach from 1 (not appropriate at all) to 4 (extremely appropriate).



**Question:** Please rate the importance of the following public resources from 1 (not important at all) to 4 (extremely important).

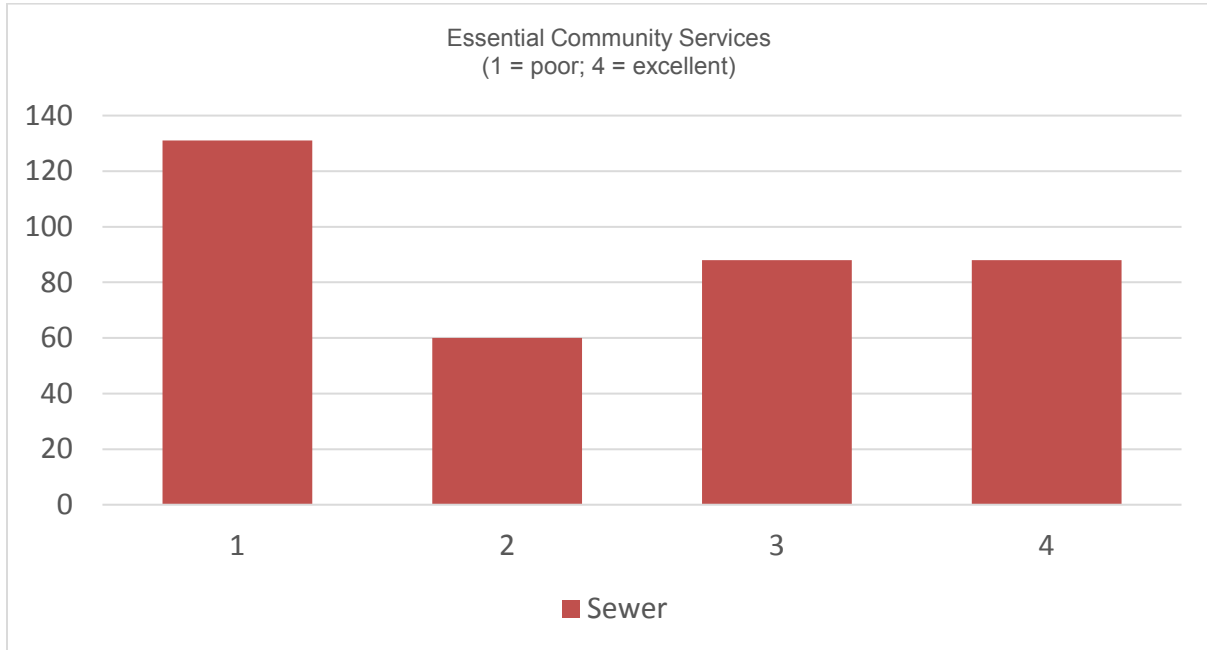


- Improve the community center to make it more usable (11 comments)

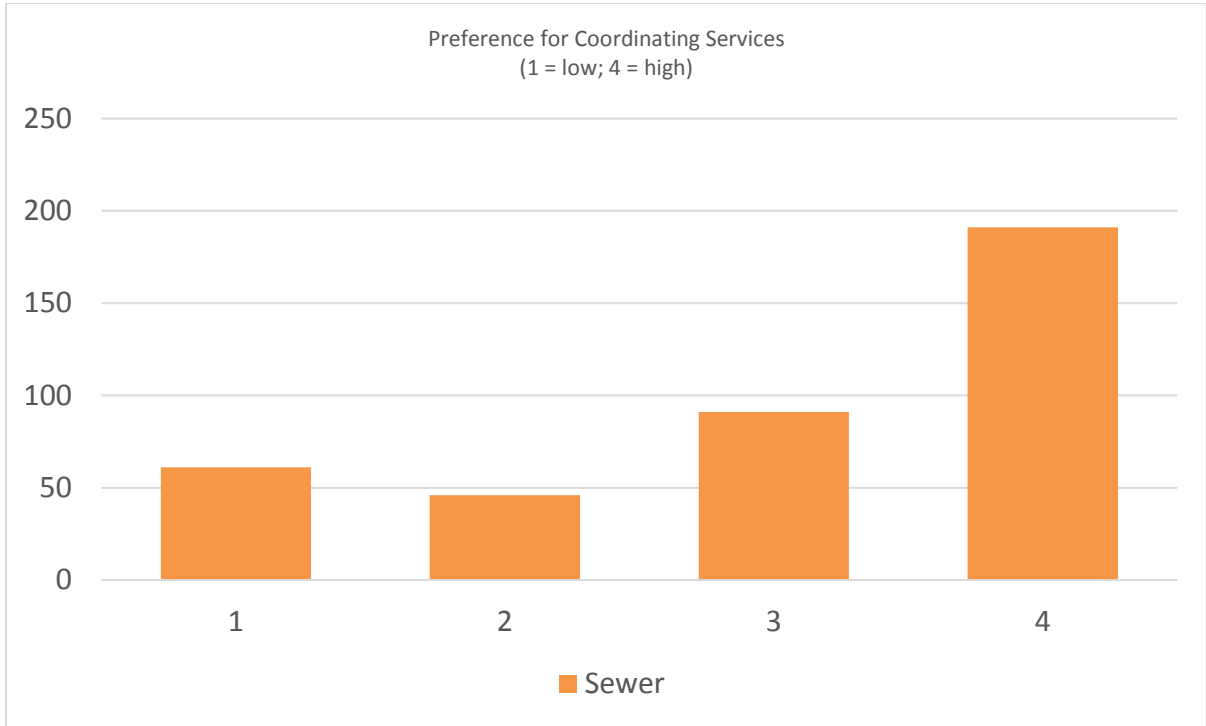
**Conclusion:** There is community support for improving the functionality of the Community Center and establishing it as a primary public space within Long Beach.

### C. Public Utilities

**Question:** Please rate the following essential community services from 1 (poor) to 4 (excellent).



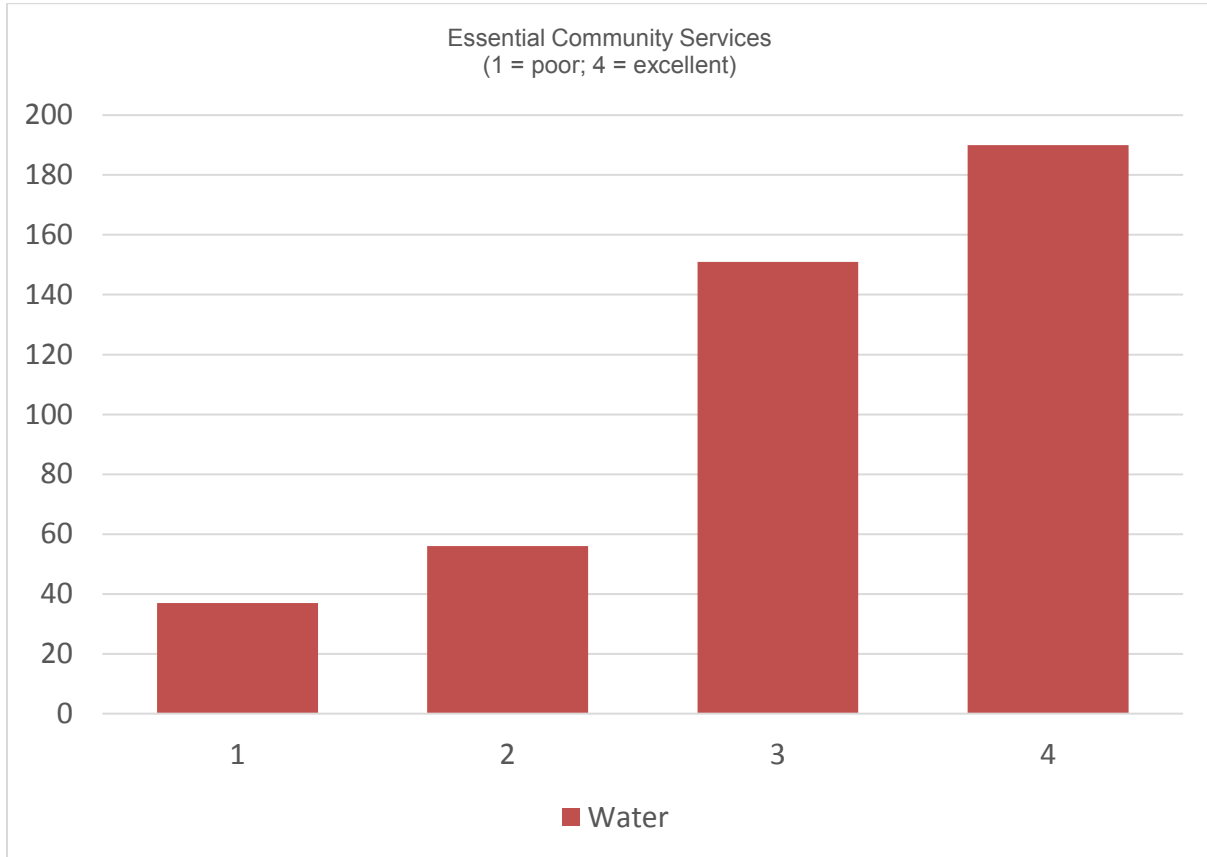
**Question:** Please rate your preference for coordinating the following community services with adjacent communities from 1 (low) to 4 (high).



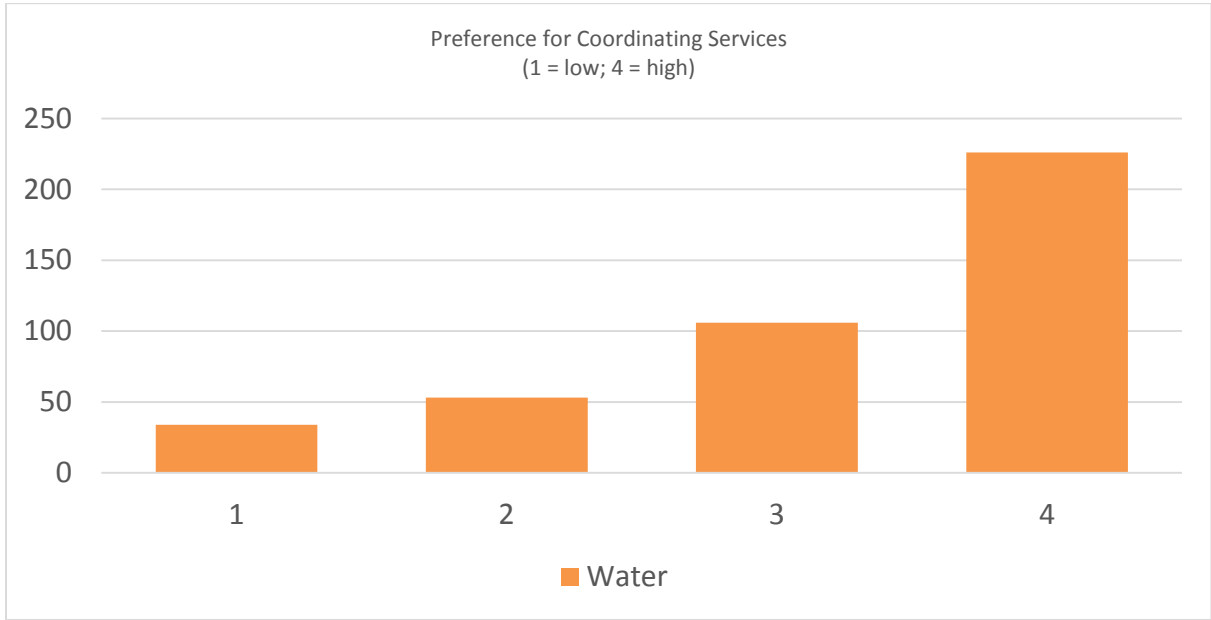
- Support the installation of sewer along Lake Shore Drive (16 comments, 17 votes)
- Stop granting variances for septic systems (5 votes)
- Eliminate septic systems on the lakefront (3 votes)
- Expand the sewer system along Lake Shore Drive (11 votes)
- Expand the sewer system throughout Long Beach (9 votes)
- Obtain grants to study/implement an expansion of the sewer system (5 votes)

**Conclusion:** Public sewer is recognized as essential in protecting water quality and supporting existing development. There is support for exploring cost-effective ways to provide this utility.

**Question:** Please rate the following essential community services from 1 (poor) to 4 (excellent).



**Question:** Please rate your preference for coordinating the following community services with adjacent communities from 1 (low) to 4 (high).

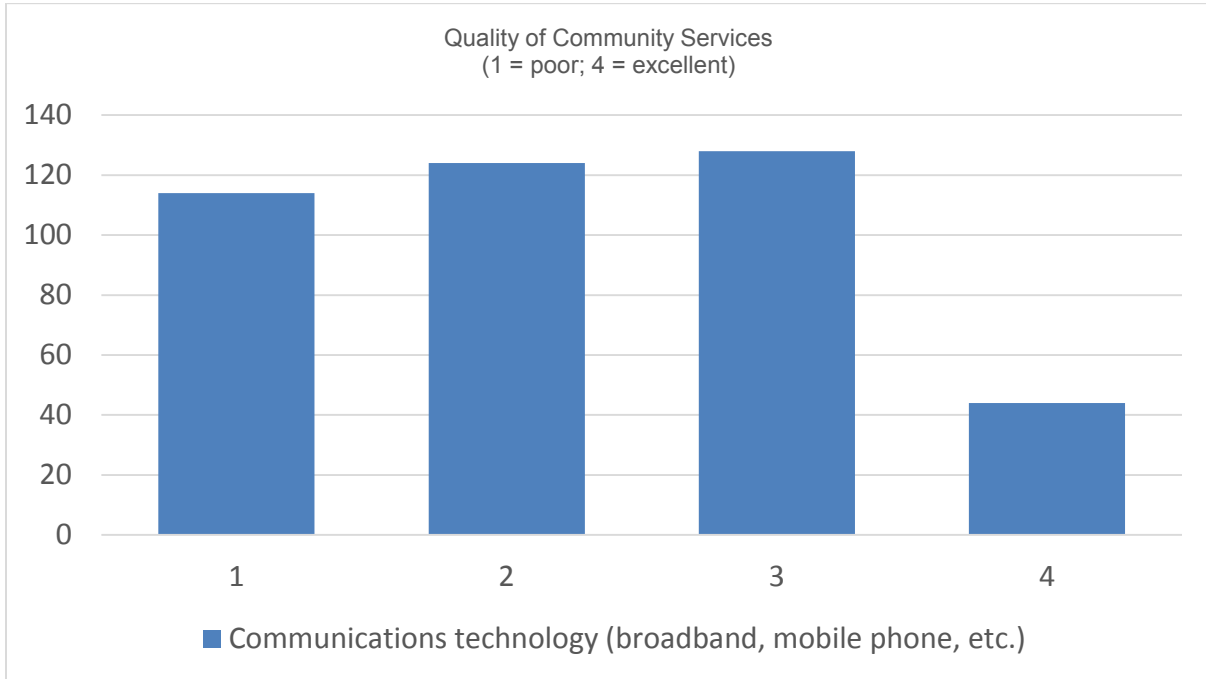


- Water costs are too high (11 comments)
- Water quality is poor (4 comments)

**Conclusion:** Public water is recognized as an essential community service but there is questionable satisfaction with the cost and quality of the service provided. There is support for exploring cost-effective ways to provide this service.



**Question:** Please rate the following administrative community services from 1 (poor) to 4 (excellent).

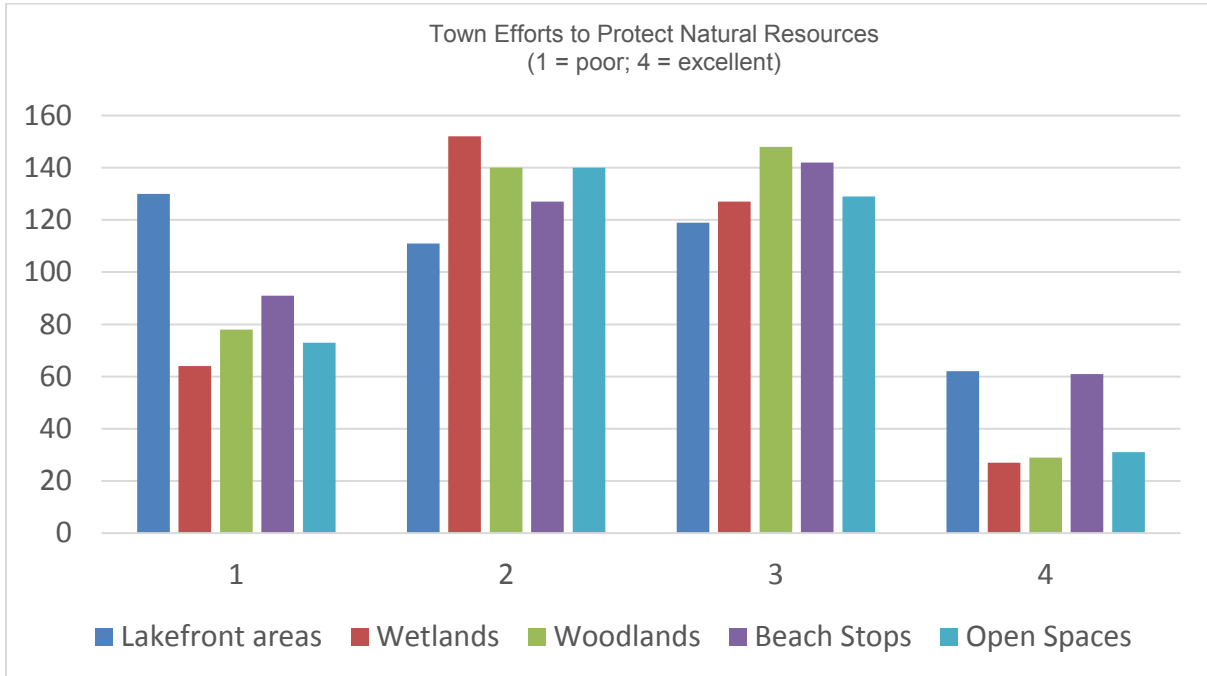


- Cell phone service is very poor (6 comments)

**Conclusion:** Broadband and cell phone service in Long Beach is not satisfactory to current residents of Long Beach.

## D. Public Services

**Question:** How would you rate the Town’s efforts to protect the following natural resources from 1 (poor) to 4 (excellent).

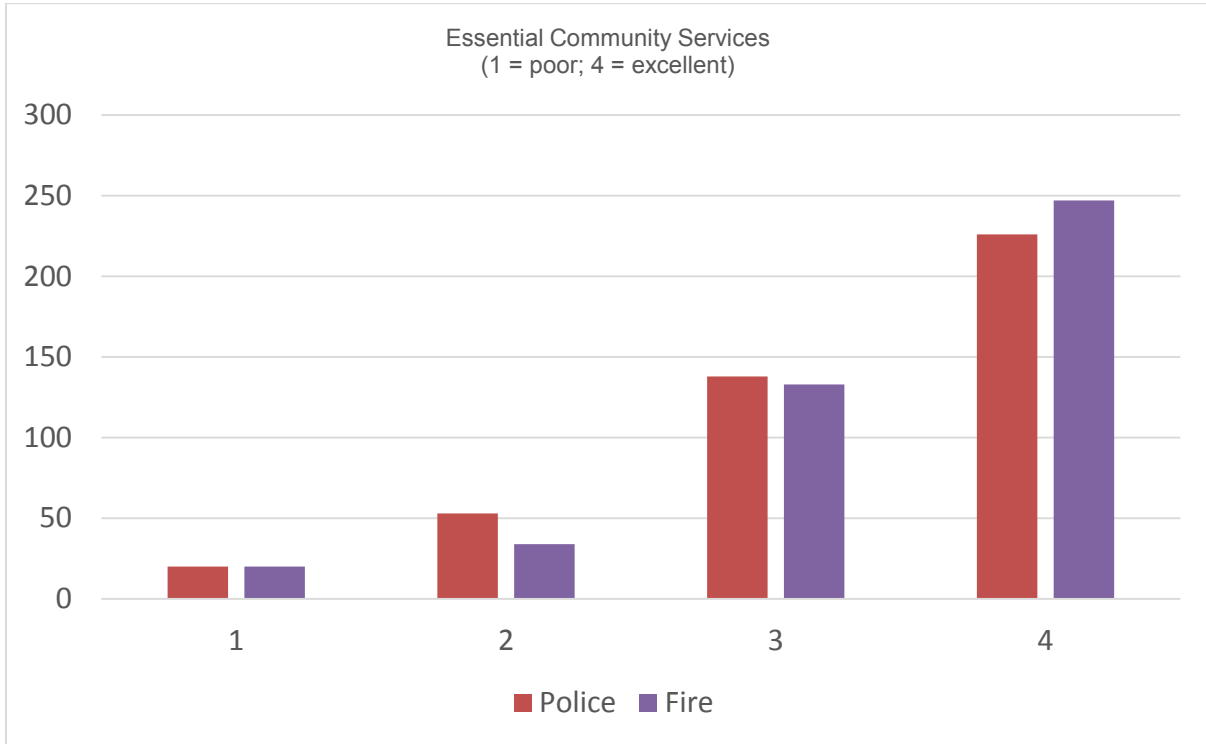


- Elected government officials/board members do not represent the community as a whole (16 comments)
- Town Council doing better in efforts to protect natural features; beach must have priority (8 comments)
- Town Council not strong in protection of natural features (6 comments)

**Conclusion:**

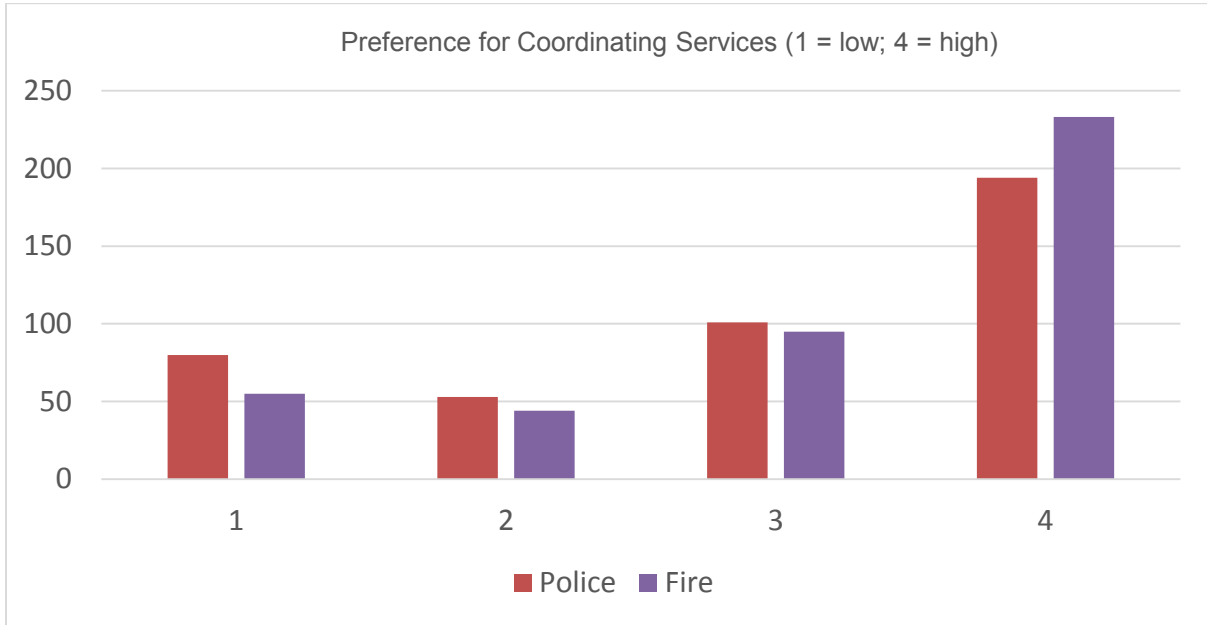
- Preservation of the lakefront was identified as a key issue in Long Beach. Residents are divided regarding lakefront development and management.
- The current administration is viewed by some as not representative of the entire community.
- Some policies are believed to be ineffective regarding natural resource protection.

**Question:** Please rate the following essential community services from 1 (poor) to 4 (excellent).



- Police service is not satisfactory (7 comments)

**Question:** Please rate your preference for coordinating the following community services with adjacent communities from 1 (low) to 4 (high).



- Partner with neighboring communities for services (5 comments)

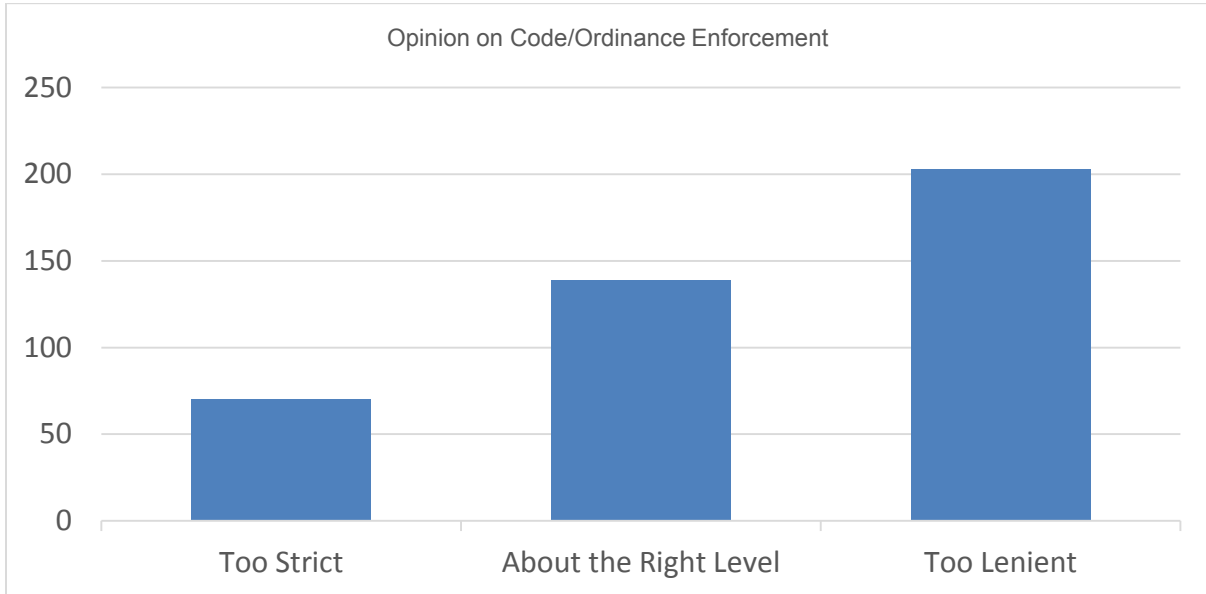
**Conclusion:** Police and fire protection are viewed as essential community services but collaborative approaches to providing the services are supported to improve performance and reduce costs.

Additionally, people provided the following input on the density and size of lakefront residential development.

- Improve maintenance and trash removal at beach stops and beaches (8 comments)
- Improve clean-up efforts and quantity of trash cans (6 votes)

**Conclusion:** Consistent with the community’s value placed upon the beach stops, a high priority is placed on the maintenance of these important public places.

**Question:** What is your opinion on the enforcement of Codes and Ordinances in the Town?



- Need stricter codes and better enforcement (7 comments)

**Conclusion:** There is a general belief that there is a need for better and more consistent enforcement of existing development codes and regulations.



## Appendix B: Implementation

The Comprehensive Plan will be useful to the Town of Long Beach if it is consistently consulted when making land use related decisions and actively updated and implemented.

This chapter outlines and prioritizes specific actions identified to successfully implement the Plan.

Each implementation action is listed with a 'priority number' and assigned a general time frame for completion. The body primarily responsible for moving the action forward is also identified. The Town Council shall review the progress of Implementation of this Plan on an annual basis.

The prioritization scheme applied within the Implementation Plan is as follows:

- **Priority 1** – These actions should be given immediate and concentrated effort. They are the first actions that should be started after the Plan has been adopted.
- **Priority 2** – These actions are those necessary to implement the Plan, but either depend on the completion of Priority 1 actions or require more complex or coordinated effort.
- **Priority 3** – These actions implement elements of the Plan but are not urgent and can be delayed for a longer period of time. Further, these actions may be limited by budgetary constraints.

## E. Planning and Zoning

Task	Priority	Responsible Parties
1. Review/amend the Zoning Ordinance to be consistent with the residential land use policies of this Comprehensive Plan	1	APC TC
2. Consult with experts to identify best management practices for shoreline, beachfront and adjacent dune development and protection	1	APC IDEM
3. Develop and adopt shoreline protection standards based on identified best management practices	2	APC TC
4. Consult with experts to inventory significant natural features and identify appropriate preservation techniques	2	APC Expert
5. Develop and adopt natural features protection standards	2	APC TC
6. Educate residents and property owners about the Plan policies and Ordinance provisions and provide technical assistance in the integration of these elements into development/redevelopment efforts	1	APC TC Staff
7. Revise the development application process to provide necessary and timely technical reviews	2	Staff
8. Review ordinance/code enforcement procedures for consistency and efficiency	1	Staff
9. Explore strategic and/or cooperative planning with neighboring shoreline communities	3	APC
10. Review the Comprehensive Plan every 5 years to respond to changing conditions and priorities	3	APC TC

**KEY:**

APC = Advisory Plan Commission

IDEM = Indiana Department of Environmental Management

TC = Town Council



## F. Transportation and Circulation

Task	Priority	Responsible Parties
1. Develop a Bicycle and Pedestrian Travel Plan for Long Beach that incorporates the policies of this Comprehensive Plan	1	APC TC
2. Develop a wayfinding system for community destinations	2	APC TC
3. Explore funding options for street and non-motorized route improvements	2	TC
4. Develop a CIP to prioritize improvements to the transportation networks	1	TC

## G. Civic

Task	Priority	Responsible Parties
5. Conduct a study to determine feasibility and identify funding strategies for the provision of sanitary sewer throughout Long Beach	2	TC
6. Explore ways to improve broadband and cell phone service coverage within the community	2	TC
7. Explore options for collaboration with neighboring jurisdictions in the provision of public services within Long Beach	1	TC
8. Develop a plan for the improvement and connection of key public spaces in Long Beach	1	APC TC
9. Develop a CIP to prioritize improvements to the community infrastructure	1	TC

**KEY:**

APC = Advisory Plan Commission

IDEM = Indiana Department of Environmental Management

TC = Town Council



# Appendix C: Community Profile

This section presents an overview of the demographics in the town, including a summary of the demographic makeup of the people who live in and around Long Beach, an analysis of the housing stock and economic conditions that will impact the future development, redevelopment, and preservation of the town. The selected nearby communities of Michiana Shores, Trail Creek, and Michigan City are used as a comparison to Long Beach. Long Beach is situated in LaPorte County, so the county is used as a large, more encompassing comparison tool.

## H. Population Analysis

### General Population

**Table 0.1: Change in Total Population – Long Beach and Selected Communities, 2000-2014**

Population	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
2000	1,559	330	2,296	32,900	110,106
2010	1,179	313	2,052	31,479	111,467
% Change 2000 to 2010	-24.4%	-5.2%	-10.6%	-4.3%	1.2%
2014	1,206	329	1,872	31,369	111,293
% Change 2010 to 2014	2.3%	5.1%	-8.8%	-0.3%	-0.2%
%Change 2000 to 2014	-22.6%	-0.3%	-18.5%	-4.7%	1.1%

\*Source: US Census Bureau

**Table 0.2: Population share of LaPorte County — Selected Communities, 2000-2014**

Year	Long Beach	Michiana Shores	Trail Creek	Michigan City	Remainder of LaPorte County
2000	1.42%	0.30%	2.09%	29.88%	66.3%
2010	1.06%	0.28%	1.84%	28.24%	68.6%
2014	1.08%	0.30%	1.68%	28.19%	68.8%

\*Source: US Census Bureau

The population of Long Beach had decreased from 2000 to 2010, but then rose from 2010 to 2014. The nearby selected communities experienced population loss during this period as well. The county has

grown overall by a minimal 1.1% over the whole timeframe. Long Beach makes up just 1.08% of LaPorte County's population, while Michigan City makes up a much larger chunk at 28.2%.

## Age and Gender

**Table 0.3: Population by Age Groups — Long Beach, 2000-2014**

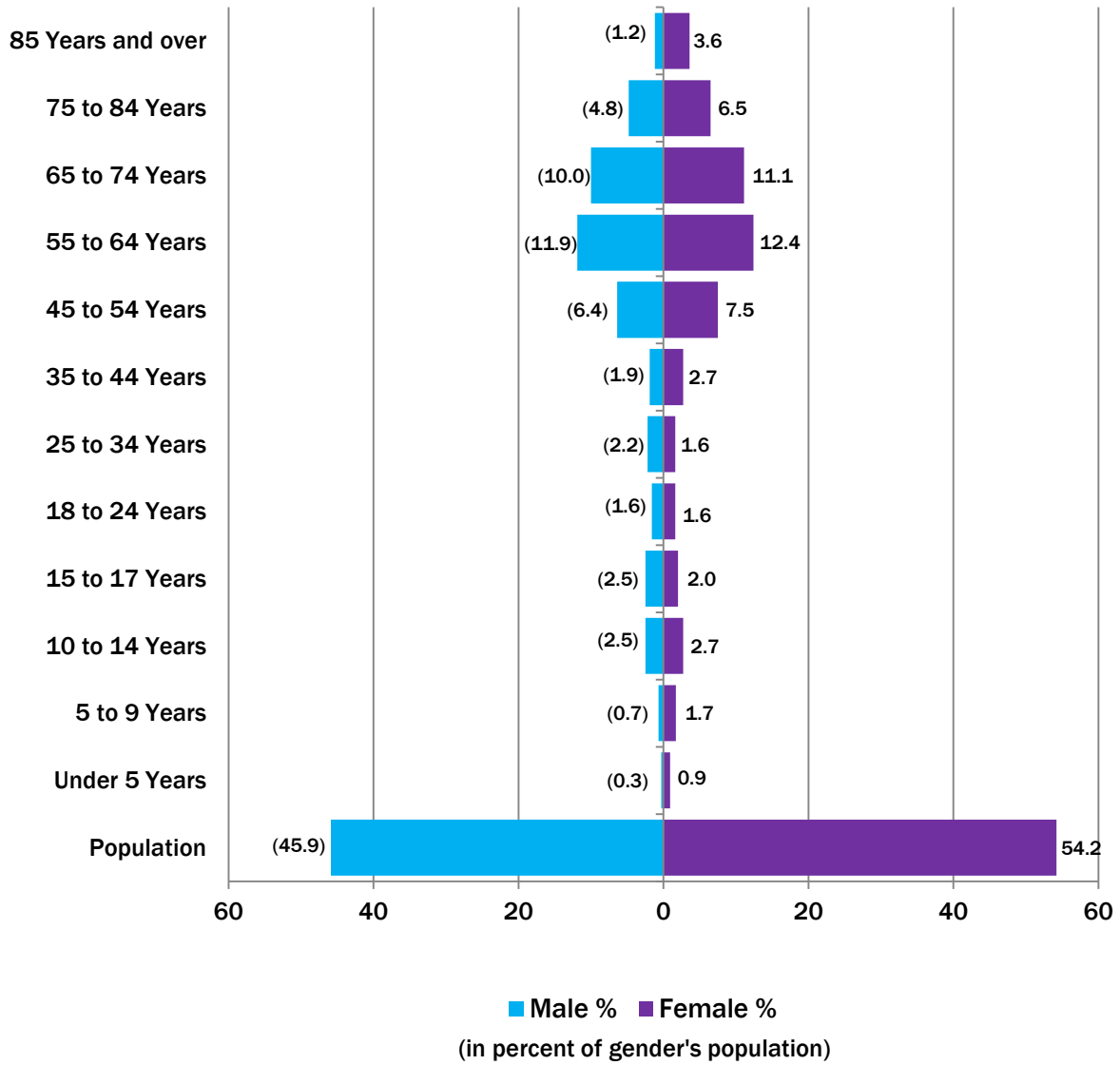
Age	2000	% of Population	2010	% of Population	2014	% of Population	% Change
Population	1,559		1,179		1,206		
Under 18	311	19.9%	167	14.2%	160	13.3%	-33.49%
18 to 34	141	9.0%	90	7.6%	83	6.9%	-23.90%
35 to 64	705	45.2%	544	46.1%	516	42.8%	-5.39%
65 and over	402	25.8%	378	32.1%	447	37.1%	43.74%

\*Source: US Census Bureau

The average age of the population of Long Beach has increased since 2000, based on the growing proportion of 65 year-olds and older who, by 2014, made up more than a third of the town's total population. The 65 years and older age group, or cohort, has grown in proportion by 44% between 2000 and 2014. With this, the under 18 year-olds cohort, has shrunk in proportion by 33% between 2000 and 2014. More than 61% of the town's total population is aged 55 and older. The town lacks youth, with only 13.3% of population aged 18 and younger.

Figure 2.1 below shows the fairly typical gender distribution of Long Beach, as females tend to live longer. By cohorts, this figure shows the disproportionate age distribution towards the later years, especially population aged 45 years and older. While it's not unusual for the 55 to 64 year old cohort to contain the largest proportion of the general population, Long Beach is especially disproportionate. The male aged 55 to 64 cohort shockingly outnumbers the 44 years and younger cohort, and the female 55 to 64 cohort nearly follows this trend as well.

Figure 0.1: Population Distribution by Gender and Age — Long Beach, 2014



\*Source: US Census Bureau

## I. Housing Analysis

### Households

Table 0.4: Selected Household Characteristics — Selected Communities, 2000

Household Characteristics	2000				
	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Number of Households	661	162	932	12,550	41,050
Average Household Size	2.36	2.04	2.46	2.41	2.52
Married-couple Families	65.7%	53.7%	64.6%	40.0%	53.8%
• With children at home	21.0%	13.6%	23.9%	16.4%	22.6%
Single-mother Households	1.4%	2.5%	2.8%	11.5%	7.1%
One-person Households	25.6%	32.7%	22.1%	30.9%	25.2%

\*Source: US Census Bureau

Table 0.5: Selected Household Characteristics — Selected Communities, 2014

Household Characteristics	2014				
	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Number of Households	577	161	826	12,718	42,756
Average Household Size	2.09	2.04	2.27	2.22	2.39
Married-couple Families	62.0%	56.5%	50.7%	34.5%	49.6%
• With children at home	12.8%	13.0%	18.0%	11.0%	16.8%
Single-mother Households	0.0%	3.1%	5.6%	11.6%	7.4%
One-person Households	31.5%	29.8%	29.4%	35.0%	28.1%

\*Source: US Census Bureau

Table 0.6: Selected Household Characteristics Change — Selected Communities 2000-2014

Household Change (2000-2014)	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Number of Households	-12.7%	-0.6%	-11.4%	1.3%	4.2%
Average Household Size	-11.4%	0.0%	-7.7%	-7.9%	-5.2%
<b>% Change</b>					
Married-couple Families	-5.6%	5.3%	-21.5%	-13.7%	-7.8%
• With children at home	-38.9%	-4.1%	-24.5%	-33.2%	-25.6%
Single-mother Households	-100.0%	24.2%	98.9%	0.6%	3.6%
One-person Households	23.0%	-8.9%	33.0%	13.3%	11.5%

\*Source: US Census Bureau

Noticeable differences occurred in household characteristics in Long Beach from 2000 to 2014. The average household size and the proportion of married-couple families with children at home fell significantly. Both of these trends may be attributed to the rising age of the community. With the population decreasing, the number of households obviously decreased. Further, there is a greater proportion of married-couple families in Long Beach compared to the nearby communities and the county. Additionally, one-person households have grown in Long Beach from 25.6% to 31.5%, implying that with the aging community there are an increasing number of widowed one-person householders.

### Housing Units

**Table 0.7: Percentage of Housing Units by Type — Selected Communities, 2000**

Housing Characteristics	2000				
	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Total Housing Units	1,071	339	956	14,221	45,621
Single-family Home	97.9%	99.0%	98.2%	63.4%	77.1%
2-4 Unit Structure	1.6%	0.0%	1.8%	15.6%	9.2%
5+ Unit Structure	0.5%	0.0%	0.0%	17.5%	8.0%
Other Housing Units (including mobile homes)	0.0%	0.9%	0.0%	3.5%	5.5%
<b>Occupied Housing Units</b>	<b>61.7%</b>	<b>47.8%</b>	<b>97.5%</b>	<b>88.2%</b>	<b>90.0%</b>
• Owner-occupied	94.3%	88.9%	92.6%	61.1%	75.2%
• Renter-occupied	5.7%	11.1%	7.4%	38.9%	24.8%
<b>Vacant Housing Units</b>	<b>38.3%</b>	<b>52.2%</b>	<b>2.5%</b>	<b>11.8%</b>	<b>10.0%</b>
• Season, Recreational, Occasional	93.7%	93.8%	8.3%	29.1%	39.7%

\*Source: US Census Bureau

**Table 0.8: Percentage of Housing Units by Type — Selected Communities, 2014**

Housing Characteristics	2014				
	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Total Housing Units	1,099	339	864	14,841	48,615
Single-family Home	99.7%	99.1%	99.2%	64.6%	77.8%
2-4 Unit Structure	0.3%	0.0%	0.8%	14.7%	8.0%
5+ Unit Structure	0.0%	0.0%	0.0%	18.2%	9.7%
Other Housing Units (including mobile homes)	0.0%	0.9%	0.0%	2.5%	4.4%

<b>Occupied Housing Units</b>	<b>52.5%</b>	<b>47.5%</b>	<b>95.6%</b>	<b>85.7%</b>	<b>87.9%</b>
• Owner-occupied	92.9%	92.5%	95.2%	54.4%	71.2%
• Renter-occupied	7.1%	7.5%	4.8%	45.6%	28.8%
<b>Vacant Housing Units</b>	<b>47.5%</b>	<b>52.5%</b>	<b>4.4%</b>	<b>14.3%</b>	<b>12.1%</b>
• Season, Recreational, Occasional	81.4%	89.9%	36.8%	28.0%	34.4%

\*Source: US Census Bureau

**Table 0.9: Percentage of Housing Units by Type Change — Selected Communities, 2000-2014**

Housing Change (2000-2014)	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Total Housing Units	2.6%	0.0%	-9.6%	4.4%	6.6%
<b>% Change</b>					
Single-family Home	1.9%	0.1%	1.0%	1.9%	0.9%
2-4 Unit Structure	-82.9%	-	-55.0%	-5.8%	-12.8%
5+ Unit Structure	-100.0%	-	-	4.1%	21.9%
Other Housing Units (including mobile homes)	-	-1.7%	-	-29.2%	-19.7%
<b>Occupied Housing Units</b>	<b>-14.9%</b>	<b>-0.6%</b>	<b>-1.9%</b>	<b>-2.9%</b>	<b>-2.3%</b>
• Owner-occupied	-1.4%	4.1%	2.8%	-11.0%	-5.3%
• Renter-occupied	23.6%	-32.9%	-34.6%	17.2%	16.0%
<b>Vacant Housing Units</b>	<b>24.1%</b>	<b>0.6%</b>	<b>75.2%</b>	<b>21.7%</b>	<b>20.3%</b>
• Season, Recreational, Occasional	-13.1%	-4.2%	342.1%	-3.8%	-13.5%

\*Source: US Census Bureau

Long Beach is a community comprised of nearly all single-family homes. The few 2-4 unit structures that did exist in Long Beach in 2000 (1.6% of the total structures) have decreased to represent only 0.3% of the total structures in 2014.

The percent of occupied housing units in the community has decreased since 2000, which runs parallel with the decrease in households and decrease in population experienced in the community during that same period. Although Long Beach saw a loss of 14.9% of its proportion of occupied housing units from 2000 to 2014, the number of renter-occupied housing units have grown in Long Beach by 23.6%. This can imply that the houses which have become newly occupied in the last 14 years have been dominated by renters rather than buyers, which is a recognized national trend.

The data supports Long Beach's status as a seasonal, summer resort destination. Census data includes season, recreational, and occasional homes in the category of vacant housing units. Vacant housing units



represented 47.5% of housing units in 2014, up from 38.3% in 2000. Of the vacant units, 81.4% are season, recreational, and occasional homes, suggesting that the majority of “vacant” units are actually the units owned by people do not reside in the town year-round.

**Table 0.10: Housing Units by Year Structure Built — Selected Communities**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Total Housing Units (2014)	1,099	339	864	14,841	48,615
Built 2010 or later	3	8	5	163	425
Built 2000 to 2009	133	36	16	1,360	5,212
Built 1990 to 1999	48	16	48	1,057	5,803
Built 1980 to 1989	50	26	27	755	3,647
Built 1970 to 1979	100	38	170	1,624	6,637
Built 1969 or earlier	765	215	598	9,882	26,891
Median Year Structure Built	1957	1957	1965	1960	1966

\*Source: US Census Bureau

Despite a boom of 136 newly constructed houses since 2000, houses are generally older in Long Beach than the rest of the area. Nearly 70% of Long Beach’s houses were built in the year 1969 or earlier. This data further supports the historical context of Long Beach as a summer resort destination.

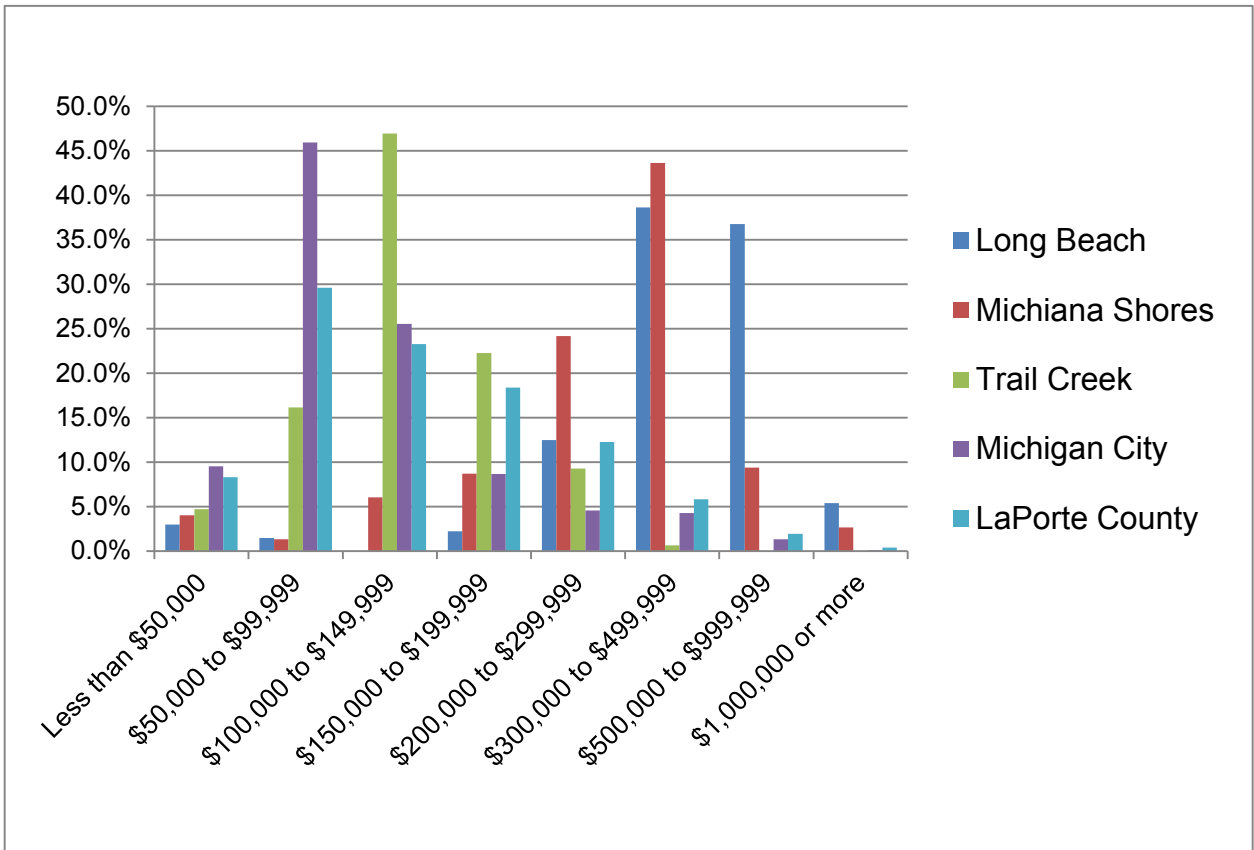
**Table 0.11: Value of Owner-Occupied Units — Selected Communities, 2014**

House Value (2014)	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Owner-occupied units	536	149	786	6,913	30,448
Less than \$50,000	3.0%	4.0%	4.7%	9.5%	8.3%
\$50,000 to \$99,999	1.5%	1.3%	16.2%	45.9%	29.6%
\$100,000 to \$149,999	0.0%	6.0%	46.9%	25.5%	23.3%
\$150,000 to \$199,999	2.2%	8.7%	22.3%	8.7%	18.4%
\$200,000 to \$299,999	12.5%	24.2%	9.3%	4.6%	12.3%
\$300,000 to \$499,999	38.6%	43.6%	0.6%	4.3%	5.8%
\$500,000 to \$999,999	36.8%	9.4%	0.0%	1.3%	1.9%
\$1,000,000 or more	5.4%	2.7%	0.0%	0.1%	0.4%
Median (dollars)	\$445,500	\$320,200	\$131,800	\$93,300	\$124,000
2000 Median (in 2014 dollars)	\$299,063	\$212,025	\$135,988	\$105,325	\$128,563
<b>Change in Median Value</b>	<b>49.0%</b>	<b>51.0%</b>	<b>-3.1%</b>	<b>-11.4%</b>	<b>-3.5%</b>

\*Source: US Census Bureau

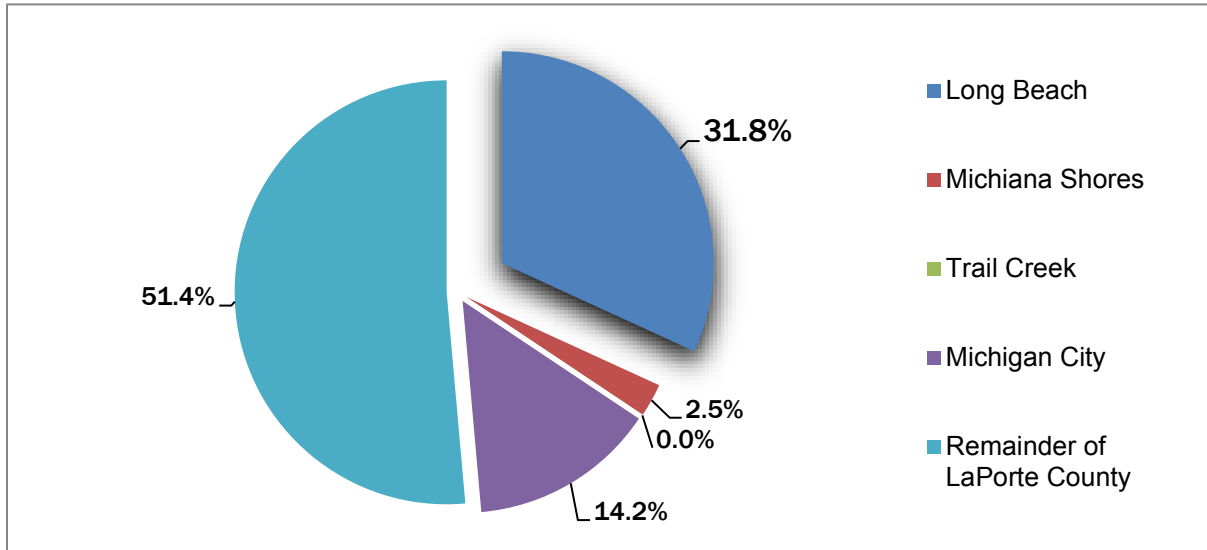
Long Beach’s median house value is profoundly greater than that of the County and the other nearby communities. Additionally, the median house value has grown significantly from 2000 to 2014 (49%). This is extremely impressive, especially when compared with the loss of house value that Trail Creek, Michigan City, and LaPorte County as a whole have experienced. Nearly 81% of Long Beach’s homes are valued at \$300,000 or more, differing greatly from Trail Creek’s 0.6% and Michigan City’s 5.7%. Figure 0.3 and Figure 0.4 below show the noticeable difference in Long Beach’s house values in comparison with the other communities and the County.

Figure 0.2: Distribution of House Values — Selected Communities, 2014



\*Source: US Census Bureau

Figure 0.3: Share of LaPorte County’s \$500,000 or Greater Homes — 2014



\*Source: US Census Bureau

## J. Economic and Education Analysis

### Income

Table 0.12: Distribution of Median Household Income — Selected Communities, 2014

Income in 2014 Dollars	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Less than \$10,000	1.9%	5.6%	2.5%	11.5%	6.6%
\$10,000 to \$24,999	8.5%	15.5%	16.7%	25.4%	19.5%
\$25,000 to \$49,999	16.5%	11.2%	21.9%	28.2%	26.2%
\$50,000 to \$74,999	18.5%	15.5%	21.8%	17.6%	19.2%
\$75,000 to \$99,999	12.0%	11.8%	14.6%	9.6%	13.7%
\$100,000 to \$149,999	19.9%	17.4%	18.9%	4.8%	10.3%
\$150,000 or more	22.7%	23.0%	3.5%	2.8%	4.5%
Median household income (dollars)	\$82,589	\$76,458	\$60,227	\$35,710	\$47,117

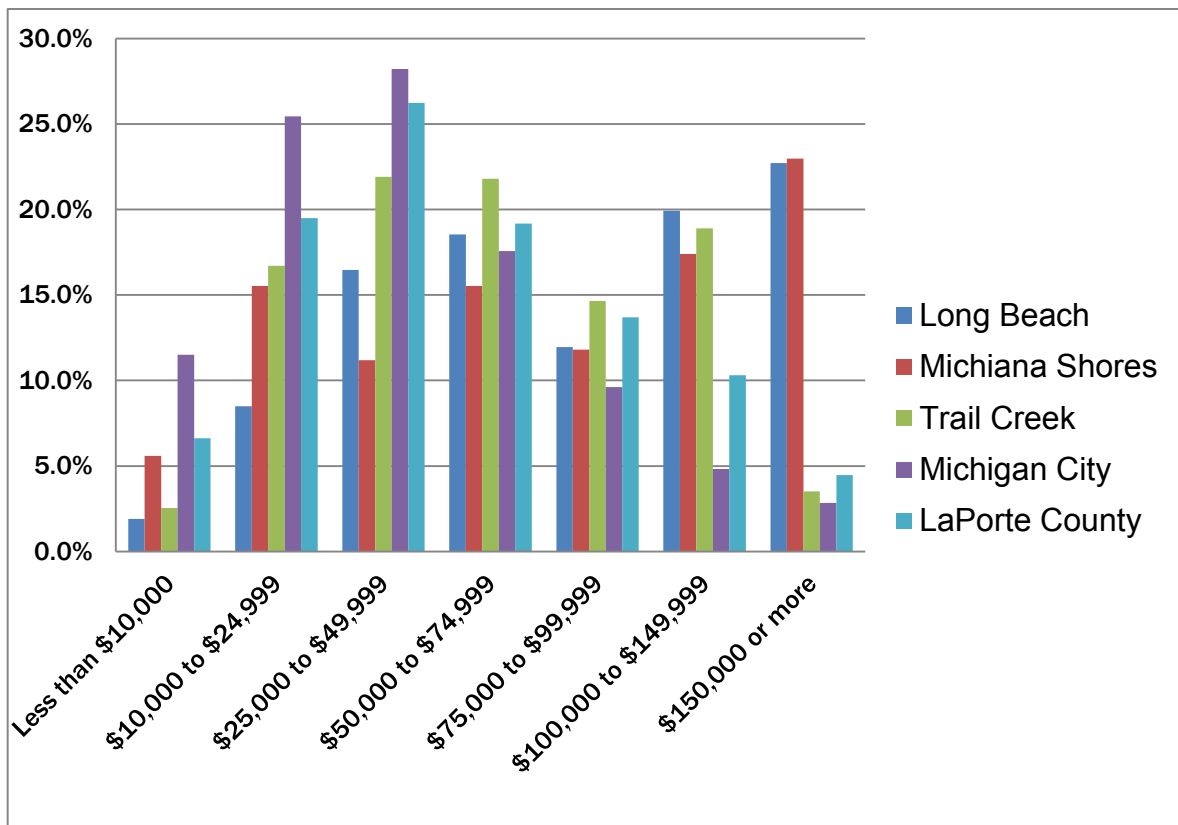
\*Source: US Census Bureau

The median household income of Long Beach residents sets the community apart from others. At \$82,258, it exceeds that of neighboring communities by a minimum of \$6,000, and is nearly double the County’s median household income. While Long Beach only makes up 1.3% of LaPorte County’s households, it

constitutes as much as 2.81% of LaPorte County’s aggregate household income . . . quite a large figure for the small population center it represents.

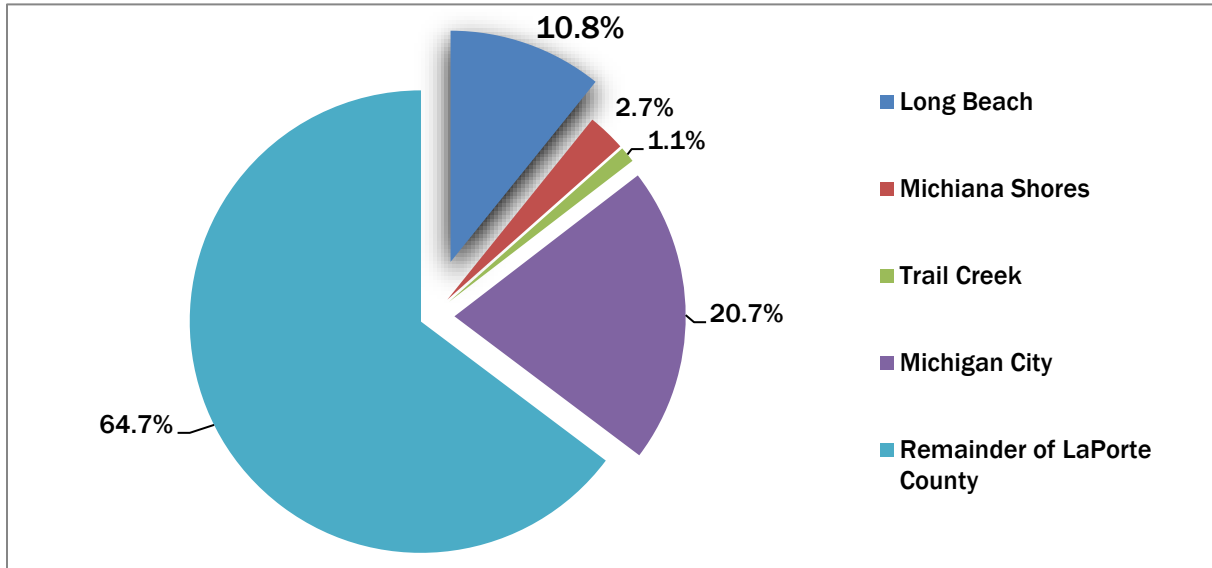
Figure 0.4 and Figure 0.5 illustrate the distribution of median household income in the area. At income levels \$50,000 and higher, Long Beach’s resident proportion is either the highest or nearly the highest. Specifically, Long Beach makes up 10.8 % of LaPorte County’s \$200,000-and-greater household population, an incredible share for such a small community. Michiana Shores represents a broader distribution, with median household incomes in the highest income level and larger proportions of lower income levels than Long Beach. Only 10.4% of Long Beach residents have a household income of less than \$25,000.

Figure 0.4: Distribution of median household income — Selected communities, 2014



\*Source: US Census Bureau

Figure 0.5: Share of LaPorte County's Households of Income \$200,000 and Greater — 2014



\*Source: US Census Bureau

## Employment

Table 0.13: Civilian Employed Population 16 Years of Age and Older by Occupation — 2000

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Total employed civilian population 16 years of age and older	803	140	1,097	14,254	51,097
Management, professional, and related	63.6%	38.6%	34.2%	21.3%	24.5%
Service	7.0%	7.1%	12.3%	21.3%	15.8%
Sales and office	22.0%	30.7%	26.6%	25.7%	24.2%
Construction, extraction, and maintenance	4.1%	7.9%	10.8%	9.3%	11.7%
Production, transportation, and material moving	3.2%	15.7%	15.9%	22.2%	23.4%
Farming, fishing, and forestry	0.0%	0.0%	0.3%	0.2%	0.4%

\*Source: US Census Bureau

**Table 0.14: Civilian Employed Population 16 Years of Age and Older by Occupation — 2014**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Total employed civilian population 16 years of age and older	518	146	933	12,258	46,747
Management, business, science, and arts	58.1%	58.2%	29.0%	23.6%	27.5%
Service	10.0%	12.3%	12.8%	24.6%	18.1%
Sales and office	24.7%	18.5%	30.8%	25.2%	23.9%
Natural resources, construction, and maintenance	2.3%	2.1%	10.1%	6.6%	10.0%
Production, transportation, and material moving	4.8%	8.9%	17.4%	20.0%	20.4%

\*Source: US Census Bureau

**Table 0.15: Civilian Employed Population 16 years of age and older by Occupation Change — 2000-2014**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
% Change of total employed civilian population 16 years of age and older	-35.5%	4.3%	-14.9%	-14.0%	-8.5%
<b>% Change</b>					
Management, business, science, and arts	-8.7%	50.9%	-15.0%	11.1%	12.2%
Service	43.9%	72.6%	3.6%	15.4%	15.0%
Sales and office	12.1%	-39.8%	15.6%	-2.2%	-1.0%
Natural resources, construction, and maintenance	-43.6%	-73.8%	-6.3%	-28.8%	-14.0%
Production, transportation, and material moving	49.1%	-43.3%	9.5%	-9.9%	-13.0%

\*Source: US Census Bureau

**Table 0.16: Unemployment of Civilian Labor Force 16 Years of Age and Older Change — 2000 to 2014**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
Unemployment rate (2000)	1.5%	4.8%	2.8%	5.6%	4.3%
Unemployment rate (2014)	9.9%	9.9%	4.5%	15.5%	11.0%

\*Source: US Census Bureau

Employment data reveals that Long Beach experienced the same unemployment skyrocket that plagued LaPorte County from 2000 to 2014. While LaPorte County’s unemployment rate more than doubled during this time, Long Beach’s rate more than quintupled. Almost 500 of Long Beach’s residents 16 years and older are currently not in the workforce, although this is likely due to increased retirement rates and not job loss. The occupation sectors stayed rather similar, with *management, business, science, and arts* maintaining its status as the majority occupation sector for Long Beach residents, despite a slight decrease in proportion. The *production, transportation, and material moving, service and sales and office* sectors all grew minimally from 2000 to 2014.

**Education**

**Table 0.17: Educational Attainment of Persons 25 Years or Older — Selected Communities, 2000**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
High school diploma or higher	98.1%	94.3%	84.6%	76.2%	80.6%
Bachelor's degree or higher	56.9%	35.7%	18%	12%	14%
Graduate or professional degree	23.3%	11.9%	5.6%	4.1%	5%

\*Source: US Census Bureau

**Table 0.18: Educational Attainment of Persons 25 Years or Older — Selected Communities, 2014**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
High school diploma or higher	98.5%	96.2%	93.7%	84.2%	86.7%
Bachelor's degree or higher	60.1%	54.0%	17.7%	15.8%	17.1%
Graduate or professional degree	28.7%	17.6%	7.8%	6.0%	6.3%

\*Source: US Census Bureau

**Table 0.19: Table 2.19: Educational Attainment of Persons 25 Years or Older Change — Selected Communities, 2000-2014**

	Long Beach	Michiana Shores	Trail Creek	Michigan City	LaPorte County
High school diploma or higher	0.4%	2.0%	10.8%	10.5%	7.6%
Bachelor's degree or higher	5.6%	51.3%	-1.7%	31.7%	22.1%
Graduate or professional degree	23.2%	47.9%	39.3%	46.3%	26.0%

\*Source: US Census Bureau

All of the nearby jurisdictions saw a rise in educational attainment. Long Beach specifically saw a sizeable growth in graduate or professional degree-holders, as their proportion grew from 23.3% in 2000 to 28.7% in 2014.

## K. Community Profile Summary and Conclusions

- Long Beach's population has altogether decreased from 2000 to 2014, but increased slightly from 2010 to 2014.
- The age distribution of the town is typical of a seasonal community with a very disproportionate older population.

### Housing Analysis

- The number of households and the average size of households in Long Beach decreased at a similar rate from 2000 to 2014.
- The proportion of households with children at home shrunk from 2000 to 2014, while the proportion of one-person households grew.
- Single-family structures remain very prevalent in Long Beach.
- The proportion of rentals grew from 2000 to 2014, consistent with the decrease in owner-occupied units.
- While most vacant houses are characterized by seasonal or recreational use, that proportion of the total vacant houses shrunk from 2000 to 2014.
- The houses in Long Beach tend to be older than that of the surrounding area.
- The median value of houses is tremendously high compared to the surrounding area, with the town having a significant share of the County's most expensive houses.

### Economic and Education Analysis

- Long Beach's median household income is far higher than that of the surrounding area. The town has a notable share of the County's higher incomes, especially relative to its small share of the County's households.
- Unemployment more than quintupled from 2000 to 2014. This trend tracks the greater trend county-wide, statewide, and nationwide.
- Occupation sectors did not exhibit significant change from 2000 to 2014.
- Educational attainment rose from 2000 to 2014, staying on track with the trends in the general area.

*\*Data gathered from the U.S. Census Bureau, through the 2000 U.S. Census, 2010 U.S. Census, and 2014 ACS (5-year estimates)*