

## Executive Summary

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

#### 1. Introduction

This Action Plan identifies specific activities and initiatives that the City intends to carry out under the City of Berwyn's Community Development Block Grant (CDBG) Program during program year (PY) 2016, from October 1, 2016 to September 30, 2017. The City's CDBG allocation for this period is \$1,173,568. The proposed use of these funds is shown by activity in the following table.

<b>PY 16 CDBG Funding</b>	
<b>Activity Category</b>	<b>Funding</b>
Affordable Housing	\$ 272,855
Infrastructure	\$ 490,000
Public Services and Homeless	\$ 176,000
Planning/Administration	\$ 234,713
Total	\$ 1,173,568

As described in greater detail in this Plan, the City has established a Performance Measurement System that categorizes Program objectives and outcomes, based upon the priorities described in the City's Consolidated Plan. This system provides a measure of the Program's performance and productivity. The following section summarizes Berwyn's PY 2016 activities by objectives and outcomes according to these categories.

#### 2. Summarize the objectives and outcomes identified in the Plan

The City's five-year Consolidated Plan outlines priority objectives and outcomes based upon the identified housing, community development, and economic needs of the City of Berwyn, and especially those primarily benefiting low- and moderate-income persons and geographic areas. Berwyn's Consolidated Plan uses a framework established in HUD's Performance Measurement System, which includes three national objectives and three national outcomes. Each high priority goal principally

benefits extremely low-, low-, and moderate-income individuals and families, and falls under one of the three broad national objective categories:

1. Decent Housing – housing activities designed to meet individual family or community needs that are not part of a broader effort.
2. Suitable Living Environment – activities designed to benefit communities, families, or individuals by addressing issues in the living environment.
3. Creating Economic Opportunity – activities related to economic development, commercial revitalization, or job creation.

Each priority need and goal in the plan is designed to meet one of the following three outcomes:

1. Availability/Accessibility – Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
2. Affordability – activities that provide affordability in a variety of ways in the lives of low- and moderate-income people.
3. Sustainability (Promoting Livable or Viable Communities) – projects where the activity or activities are aimed at improving communities or neighborhoods.

High priority needs identified during the needs assessment emphasized:

- providing and maintaining Berwyn’s housing stock (availability of decent housing and sustainability of a suitable living environment), through housing rehabilitation, rental crime prevention programs, demolition, and blight reduction programs;
- Improving the sustainability of a suitable living environment through the replacement of aging infrastructure (including streets, alleys, sidewalks, water and sewage mains);
- Increasing or improving the availability, or access, of neighborhood parks and recreation centers, senior centers, and other public facilities that enhance the living environment ;
- Increasing or improving the availability of supportive housing and services that enhance the living environment persons with disabilities;
- Increasing or improving the availability of recreational, education, health and other services that enhance the living environment of Berwyn residents, especially seniors and youth

### **3. Evaluation of past performance**

In December 2015, the City amended last year’s Action Plan, following HUD’s substantial amendment requirements and its Citizen Participation Plan, to:

- Eliminate funding for the Blight Program, the Senior Advocate, and the Multi Family Crime Prevention Programs.

- Reallocate funds from prior years Single Family Rehabilitation Program.
- Reallocate funds from cancelled social services programs.
- Reallocate funds remaining after completion of programs.
- Increase funding to infrastructure projects, and
- Fund additional Social Service Programs.

Additional monitoring activities, based upon the City's CDBG Monitoring Plan and approved operating procedures and guidelines, were undertaken, as needed, to ensure that all expenditures meet eligibility and reasonable cost standards. The City will prepare a performance evaluation report (CAPER) at the end of the program year to assess its progress in reaching the objectives of the Consolidated Plan.

In this regard, the City made the decision to allocate more funding to those direct, hands-on service providers, allowing limited funds to go directly to addressing urgent needs. All of the City's CDBG allocation benefited low- and moderate-income households and geographic areas.

#### **4. Summary of Citizen Participation Process and consultation process**

The City's Citizen Participation Plan governs this citizen participation process. In addition, the City's Community Relations Commission provides guidance on fair housing matters and the award of CDBG public service funds.

As part of the consolidated plan and action planning process, the City extended and aligned its citizen participation and consultation processes under the Cook County HOME Consortium.

#### **5. Summary of public comments**

Citizens and agencies were invited to participate in three separate meetings held on March 8, 2016, to gather comments about current needs and priorities and to seek out suggestions for priority projects and uses for CDBG funds. Groups were invited to submit applications for CDBG Public Service Grants and Public Facilities Grants. Applications were due before March 29, 5 p.m.

The draft Action Plan was made available for citizen comments from May 8 to June 8, 2016. The invitation to review the plan and attend the meeting was published in both English and Spanish in the Lawndale News newspaper.

The City Council is scheduled to approve the plan on June 14, 2016, and it will remain available for citizen review until submission to HUD through Cook County's HOME Consortium.

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

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BERWYN	
CDBG Administrator	BERWYN	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

### Narrative (optional)

The Mayor, as chief administrator, with the advice and consent of the City Council, directs the City's Community Development Department (CDD) and other city agencies to administer the City's CDBG Program. The CDD is headed by the Community Development Director, who oversees the staff of the CDD and consults with other City departments, outside agencies of state, local, and federal government, and subrecipients to accomplish the work of the Department in compliance with applicable laws and regulations. The City Manager coordinates and directs the work of City departments and assures the City's coordination and compliance with Berwyn's CDBG Program

## **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

The 2016 Action Plan is aligned with priorities determined during the Consolidated Planning process conducted in 2015. During the process, the Community Development Department held four focus group consultations to gather information from and collaborate with organizations providing human services, economic development, infrastructure and facilities, and housing services. The City also reached out to the County, the State, and nearby jurisdictions in an effort to strengthen coordination, develop institutional structures, and support community development. In particular, the City participated in meetings with the Cook County HOME Consortium during the consolidated plan and in this year’s FY 2016 Action Plan process.

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

All of the City's public service agency sub-recipients are advised to counsel their clients on available resources and to refer them to the appropriate private and governmental agencies. Berwyn relies primarily upon the Cook County Housing Authority to provide affordable rental assistance and services to low- and very-low income households wishing to reside in the city. It has also relied on organizations like the Oak Park Regional Housing Center to provide referrals to renters seeking affordable private rental housing and referrals to the Area Agency on Aging of Suburban Cook County and service providers for assistance in finding senior housing resources.

The City's recent experience in the Homeless Prevention and Rapid Re-Housing Program (HPRP) with Oak Park and Cicero has brought new connectivity to the housing markets in each of those communities, which contain a fair number of low-income housing tax credit and other assisted properties. Similarly, activities to stem the tide of foreclosures in Berwyn has brought new liaisons with the private housing

market and financial institutions that can serve as a resource for a number of the city's social service agencies and their clients.

Similarly, agencies serving seniors are working together in the cities of Berwyn, Oak Park, Stickney, and Cicero. A single coordinator was hired to work with these agencies and provide liaison with other housing and social service providers. Literacy groups are also working together to avoid duplication and coordinate the delivery of ESL/literacy services. The Berwyn Library is helping in these efforts.

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

Berwyn's member organization in the Alliance to End Homelessness in Suburban Cook County is the Berwyn Township, which coordinates Berwyn's Continuum planning and activities along with City's Community Development Department. This coordination and the ensuing consultations include meetings of the western CBSA, support of point-in-time counts; liaison with adjacent municipalities, participation with Cicero and Oak Park in the Homeless Prevention and Rapid Re-Housing Program (HPRP); support of the Homelessness Prevention Call Center and emergency shelters, and the provision of data for input into the Homeless Management Information System (HMIS).

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

The 2016 Action Plan is aligned with priorities determined during the Consolidated Planning process conducted in 2015. During the process, the Community Development Department held four focus group consultations to gather information from and collaborate with organizations providing human services, economic development, infrastructure and facilities, and housing services

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	OAK PARK
	<b>Agency/Group/Organization Type</b>	Housing Publicly Funded Institution/System of Care Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with this municipality to identify other shared opportunities to address priority needs. Focus will be on long term, systematic change as outcomes, rather than immediate outputs. Meetings focused on employment, youth/children, mental health and homelessness. Collaborative effort includes creating goals and tracking long term performance outcome measures and the impact at the individual and program levels.
2	<b>Agency/Group/Organization</b>	CICERO
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with these municipalities to identify other shared opportunities to address priority needs. Outcomes/collaborative funding discussion meetings with this municipality continue. Meetings focused on employment, youth/children, mental health and homelessness. Collaborative effort includes creating goals and tracking long term performance outcome measures and the impact at the individual and program levels.
3	<b>Agency/Group/Organization</b>	Housing Forward (PADS)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Berwyn partners with Housing Forward (PADS) by supporting 2 rotating emergency shelters in the city and provides an immediate, temporary crisis response for homeless men, women and children every night from mid-September through mid-May. The program transitions to permanent housing the most service-resistant populations - individuals and families living on the streets. The Homeless Prevention Program prevents the loss of housing by providing: one-time rental and/or utility assistance for individuals and families who are at imminent risk of losing their housing, or a security deposit and/or first month's rent for individuals and families leaving homelessness.
4	<b>Agency/Group/Organization</b>	Housing Authority of Cook County
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Tenant based rental assistance vouchers in use issued by the Housing Authority in the City of Berwyn by program type and special purpose, including Veterans Supportive Housing, Family Unification, and Disabled. Anticipated outcomes are related to the planning and funding of additional special needs housing programs, placement of additional renters in assisted units, and estimated need for additional homeless assistance.
5	<b>Agency/Group/Organization</b>	Alliance to End Homelessness in Suburban Cook County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Alliance to End Homelessness in Suburban Cook County is a nonprofit organization responsible for planning and coordinating homeless services and housing options for all of Cook County outside of the city of Chicago. Meetings were held with the Alliance, neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with the Alliance to identify other shared opportunities to address priority needs and prevent homelessness.
6	<b>Agency/Group/Organization</b>	Cook County
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review and discussion of draft Action Plan to determine priorities and potential areas of cooperation and support. Consultation on the City's participation in the Cook County Consortium. The City of Berwyn continues to seek assistance for lead based paint mitigation through Cook County. The City anticipates working closely with the County in seeking additional funds, sharing program and administrative resources, and supporting multi-jurisdictional initiatives.

7	<b>Agency/Group/Organization</b>	Community Relations Commission
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Community Relations Commission will continue as the focal point for those experiencing or reporting housing discrimination. Additional counseling and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, Hope Fair Housing, the Heartland Alliance, the Sergeant Shriver Center, the Chicago Community Trust and the Chicago Coalition for the Homeless. The Commission also plays a critical role in reviewing and prioritizing annual applications for CDBG-funded grants.
8	<b>Agency/Group/Organization</b>	HOPE Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Services – Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participation in Community Meeting on March 8, 2016. Hope Fair Housing provides fair housing education and outreach and training to housing and service providers working directly with low to moderate income individuals and families.
9	<b>Agency/Group/Organization</b>	UCP Seguin
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	UCP Seguin participated in the Community meeting on March 8, 2016. The agency also provided testimony and needs assessment for persons with mental disabilities. UCP Seguin provides affordable housing for persons with developmental or physical disabilities. It is the largest single nonprofit agency providing services to Berwyn citizens with developmental disabilities in the area of residential services.
10	<b>Agency/Group/Organization</b>	Youth Crossroads
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Youth Crossroads participated in the public meeting on March 8, 2016. Coordination efforts between Youth Crossroads, local, state and federal agencies in seeking resources to address at risk teens in need of assistance continues to have positive outcomes. The program provides public services to residents and improves conditions for low-moderate income families.
11	<b>Agency/Group/Organization</b>	Suburban Primary Health Care
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Suburban Primary Health Care participated in the meeting on March 8, 2016. The Access to Care program provides access to primary medical care to persons with income below 300% of the poverty level who are uninsured or under-insured by public or private programs.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	Berwyn participates in and shares the goals and resources of the Cook County Continuum of Care

**Table 3– Other local / regional / federal planning efforts**

**Narrative (optional)**

Berwyn participates in the Cook County HOME Consortium. Cook County is the Consortium’s lead agency and is the coordinating body for the preparation and monitoring of the Consortium’s Consolidated Plan.

**AP-12 Participation – 91.105, 91.200(c)**

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

The Community Development Department (CDD) is the lead agency that administers the City of Berwyn’s Community Development Block Grant (CDBG) Program. Berwyn’s consolidated and action planning process involves collaboration with a number of public, private, and governmental agencies and organizations that provide housing, economic development, health care, and social services, as well as the opportunity to hear from individuals and community groups and stakeholders. The City’s Citizen Participation Plan governs this citizen participation process. In addition, the City’s Community Relations Commission provides guidance on fair housing matters and the award of CDBG public service funds.

The City held a public hearing on March 8, 2016 to provide the general public an opportunity to provide input into the consolidated/action plan.

**Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Public Hearing Held March 8, 2016.	Discussion focused on infrastructure needs and priorities.	N/A

## Expected Resources

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

#### Introduction

The City of Berwyn receives annual grants from the U.S. Department of Housing and Urban Development (HUD) formula grant program Community Development Block Grant Program (CDBG). The City is a participating grantee in the Cook County HOME consortium under the HOME Investment Partnerships Program, but does not receive these funds directly.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,173,568	0	0	1,173,568	3,757,232	Based on level funding in subsequent years

Table 4 - Expected Resources – Priority Table

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

While a match is not required, funds allocated to public services are highly leveraged by the social service agencies and providers that access other public and private resources to deliver their service and operate their facilities. Similarly, housing improvements funded by CDBG are often

matched by other government programs and donations. Private investment in housing and commercial ventures often follow such public incentives. These improvements reduce the cost of utilities, emergency services, and maintenance and over time, may increase the property's value and equity, yielding additional property tax revenues.

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

Berwyn is a relatively densely developed community, resulting in a scarcity of vacant and undeveloped land readily available for community development purposes. Passage of the City's Comprehensive Plan provides an opportunity to target acquisitions for parks and recreation, new businesses, and affordable housing. The plan guides most of this activity to the Depot District and other areas that provide mixed-use opportunities. The plan also calls for the development of strategies to preserve historic properties, provide employer-assisted housing, and target neighborhood revitalization efforts. Much of this development must rely on new sources of funding and authority, such as the newly formed Cook County Land Bank, but existing resources, such as the TIF Districts, may also be utilized.

**Discussion**

Like many communities, limited funding restricts Berwyn's ability to address many priority needs and goals. The City has aggressively sought additional sources of funding and established beneficial partnerships with its many sub-recipients, nonprofit agencies and service providers, local business, and nearby jurisdictions. It will continue its close relationships with Cook County and the State of Illinois to seek and obtain additional resources from every available source.

## Annual Goals and Objectives

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

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

#### Goals Summary Information

Sort Order	Goal Name	Program Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Rehabilitation	2016	Affordable Housing		Affordable Housing	CDBG: \$272,855	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Public Improvements and Facilities	2016	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$490,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,000 Persons Assisted
3	Public Services	2016	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$168,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Homelessness Services	2016	Homeless		Reduce Homelessness	CDBG: \$8,000	Homeless Person Overnight Shelter: 25 Persons Assisted

Table 5 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Rehabilitation
	<b>Goal Description</b>	Provide rehabilitation assistance for housing owned or occupied by low- and moderate-income households and for persons with developmental or physical disabilities.
2	<b>Goal Name</b>	Public Improvements and Facilities
	<b>Goal Description</b>	Replacement of City's aging infrastructure, including streets, lights, sidewalks, and water/sewerage systems, and rehabilitate and improve non-profit and neighborhood facilities, with an emphasis on providing improved access for youth, seniors and disabled residents (ADA accessibility).
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide seniors, youth and special needs populations with greater access to health and social services, educational, social and cultural activities, and transportation services.
4	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Support for the continuum of care and its partner organizations that promote emergency, transitional, and permanent supportive housing and reduce chronic homelessness.

## AP-35 Projects – 91.220(d)

### Introduction

To address the high priority needs identified in the Strategic Plan from the 2015-2019 Consolidated Plan, the City of Berwyn will invest PY 2016 CDBG funds in projects that preserve affordable housing, improve public facilities and infrastructure, provide services to low- and moderate- income residents, and provide services to residents with special needs and to persons who are homeless. Together, these projects will improve the viability of neighborhoods and address the housing and community development needs of Berwyn’s residents, particularly those residing in the low- and moderate-income neighborhoods.

#	Project Name
1	Administration
2	Sequins You Hold the Key
3	Single Family Rehabilitation
4	Sewer Replacement
5	Lighting Replacement
6	Sidewalk Replacement
7	Street Replacement
8	Water Main Replacement
9	Sarah’s Inn – Domestic Violence Prevention
10	Senior Bus Program
11	Youth Crossroads Family Support Services Teen Trauma Program
12	Youth Crossroads Youth Intern Program Leadership Program
13	West Suburban Special Recreation Assoc. Seasonal Scholarships
14	West Suburban Special Recreation Assoc. Day Camp
15	Children's Clinic
16	Solutions for Care
17	Moving Forward (PADS) - Emergency Shelter

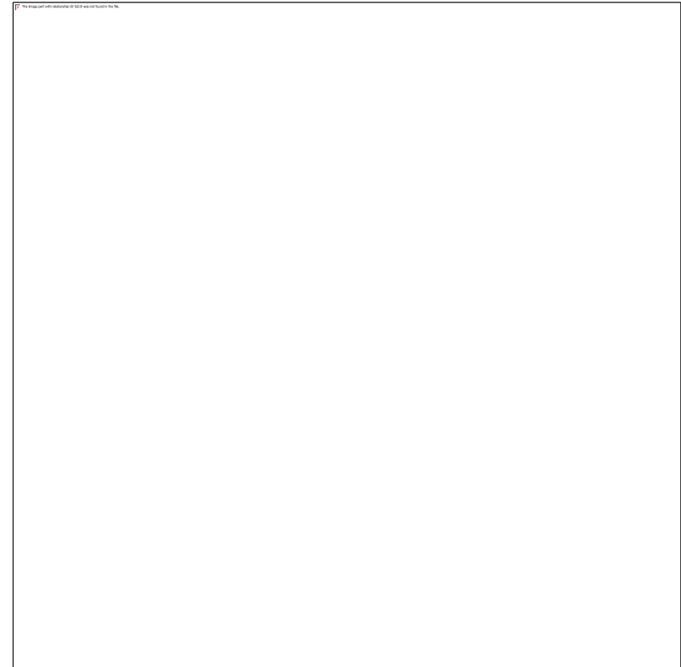
**Table – Project Information**

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

The City is funding activities in PY 2016 to address priorities established during the Consolidated Planning process undertaken in 2015. Berwyn will continue to fund up to the statutory 15% limit of its annual CDBG entitlement to meet public service needs to address the service needs of residents with low-and moderate incomes, particularly vulnerable youth, seniors, persons with disabilities, and persons experiencing homelessness. In addition to the compelling need, funds allocated to public services are highly leveraged by the social service agencies and providers that access other public and private resources to deliver their service and operate their facilities.

Improving public facilities and infrastructure was determined to be very high priority during the consolidated planning process, and will receive 42 percent of PY 2016 Action funds. Public improvements receive priority because they directly affect public safety and improve the viability of the city’s low- and moderate- income residential neighborhoods.

Almost a quarter of the funds (23%) will address Berwyn’s long standing commitment to preserve its affordable housing stock for low-and moderate- income residents, including persons with disabilities. Similarly, housing improvements funded by CDBG are often matched by other government programs and donations. These improvements also reduce the cost of utilities and maintenance and over time, may increase the property’s value and equity.



**AP-38 Projects Summary**

**Project Summary Information**

Table 8 – Project Information

<b>1</b>	<b>Project Name</b>	<b><i>Administration</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$234,713
	<b>Description</b>	Program administration and planning for CDBG Program
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	<b><i>Sequins You Hold the Key</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$24,500
	<b>Description</b>	Program provides code compliance building upgrades, improved handicapped accessibility, and upkeep. ADA accessibility is a life/safety issue at nine Berwyn group homes for mentally challenged adults.
	<b>Target Date</b>	09/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

<b>3</b>	<b>Project Name</b>	<b><i>Single Family Rehabilitation</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$248,355
	<b>Description</b>	Provides zero interest no monthly payment loans (SFR Loans)to qualified low/moderate income homeowners for substantial rehab of owner occupied one to four family residences.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	10-15 Low- and moderate- income households
	<b>Location Description</b>	Scattered Site.
	<b>Planned Activities</b>	Provides SFR Loans to 10-15 qualified low/moderate income homeowners .
<b>4</b>	<b>Project Name</b>	<b><i>Sewer Replacement</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Electronic surveillance and replacement/rebuilding of sewer basins within flood-prone areas in low-and moderate income areas; replace sewerage where necessary.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	Infrastructure programs will take place exclusively in low- and moderate- income neighborhoods in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Sewer Replacement.

5	<b>Project Name</b>	<b><i>Lighting Replacement</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Assist the Public Works Department to remove and replace street lights in low- and moderate- income areas with brighter, more energy efficient lighting.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	Infrastructure programs will take place exclusively in low- and moderate- income neighborhoods in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Lighting Replacement
6	<b>Project Name</b>	<b><i>Sidewalk Replacement</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Replace city sidewalks that are not up city standards and install ADA curb cuts in low-mod census tracts.
	<b>Target Date</b>	
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	Infrastructure programs will take place exclusively in low- and moderate- income neighborhoods in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Sidewalk Replacement

<b>7</b>	<b>Project Name</b>	<b><i>Street Replacement</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Remove and replace streets in low-and moderate income census blocks.
	<b>Target Date</b>	
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	Infrastructure programs will take place exclusively in low- and moderate- income neighborhoods in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Street Replacement
<b>8</b>	<b>Project Name</b>	<b><i>Water Main Replacement</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Remove and replace water mains in low-mod census tract area
	<b>Target Date</b>	
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	Infrastructure programs will take place exclusively in low- and moderate- income neighborhoods in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Water Main Replacement

9	<b>Project Name</b>	<b><i>Sarah's Inn – Domestic Violence Prevention</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Services
	<b>Needs Addressed</b>	Reduce Homelessness
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Staff salaries to provide emergency safety planning, crisis intervention services, individual advocacy, counseling, legal advocacy, support and education group services to women and children experiencing domestic violence within Berwyn.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	300 Berwyn residents through a combination of crisis line calls and more in-depth follow up services
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
10	<b>Project Name</b>	<b><i>Senior Bus Program</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Support of bus transportation program for Berwyn Seniors, including door-to-door service to doctor appointments and community activities.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	325 seniors
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Senior Bus Program.

11	<b>Project Name</b>	<b><i>Youth Crossroads Family Support Services Teen Trauma Program</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Fund staff to provide up to 300 at-risk Berwyn youth with school based trauma counseling services to reduce or eliminate school truancy and suspensions, street-gang association, fighting, bullying, illicit drugs and alcohol use, and depression.
	<b>Target Date</b>	
	<b>Est. number &amp; type of families benefiting from activities</b>	300 low-and moderate income youth.
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	
12	<b>Project Name</b>	<b><i>Youth Crossroads Youth Intern Program Leadership Program</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Engage 80 at-risk, low income Berwyn teens in the Youth Leadership Program that will include leadership development training, local community organizing and volunteer service, and social/recreational activities that enhance physical, social and mental well-being.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	80 teens from low income households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth Crossroads Youth Intern Program

<b>13</b>	<b>Project Name</b>	<b><i>West Suburban Special Recreation Assoc. Seasonal Scholarships</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Provide scholarship assistance for approximately 45 Berwyn children with disabilities from low-income families to participate in WSSRA seasonal programs.
	<b>Target Date</b>	
	<b>Est. number &amp; type of families benefiting from activities</b>	
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	West Suburban Special Recreation Assoc. Seasonal Scholarships
<b>14</b>	<b>Project Name</b>	<b><i>West Suburban Special Recreation Assoc. Day Camp</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Provide Scholarship assistance for approximately 20 Berwyn children with disabilities from low-income families to participate in WSSRA Summer Day Camp.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	50 scholarships for Berwyn residents of which 75% are from extremely low-income, 20% from very low-income and 5% from low-income households.
	<b>Location Description</b>	
	<b>Planned Activities</b>	West Suburban Special Recreation Assoc. Seasonal Scholarships

15	<b>Project Name</b>	<i>Children's Clinic</i>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Provide preventative and restorative dental care for up to 500 children from low-income Berwyn families.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	275 low- and very low-income Berwyn children in 500 visits.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Children's Clinic preventative dental care.
16	<b>Project Name</b>	<i>Solutions for Care</i>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Program provides emergency intervention in self-neglect and elder abuse cases; providing emergency temporary shelter, heavy house cleaning, emergency floods, medication, 800 number for emergencies during evening hours, meals, chore service, and other services, including addressing hoarding problems.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	8-10 persons who are 60 or older or are disabled and between the ages of 18-59
	<b>Location Description</b>	
	<b>Planned Activities</b>	Solutions for Care

17	<b>Project Name</b>	<b><i>Housing Forward (PADS) - Emergency Shelter</i></b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Services
	<b>Needs Addressed</b>	Reduce Homelessness
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Provide partial salary for homeless shelter manager at 12 rotating houses of worship.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	35 homeless Berwyn residents
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing Forward (PADS)- Emergency Shelter
18	<b>Project Name</b>	<b>HOPE Fair Housing Center</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Promote Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	Support salary/benefits for HOPE's Education and Outreach Coordinator, who provides outreach to low & moderate income residents to protect their rights under Fair Housing Laws, and provide training and technical assistance to housing and service providers working with this clientele.
	<b>Target Date</b>	9/30/2017
	<b>Est. number &amp; type of families benefiting from activities</b>	700+ individuals will attend housing classroom education programs, and 15-20 Households will receive Fair Housing advocacy.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Fair Housing Education & Outreach / Training & Technical Assistance

## **AP-50 Geographic Distribution – 91.220(f)**

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

The City’s CDBG allocation is devoted entirely to serving Berwyn’s low-to-moderate income population. Census tracts have been identified where the majority of residents are low-to-moderate income. Berwyn is a small city of less than four square miles, and these low-and moderate census tracts are dispersed throughout the city with the exception of the southwest quadrant (roughly). CDBG Blight reduction and Public Improvements and Facilities activities will be targeted exclusively in these low- and moderate- income areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	

**Table 6 - Geographic Distribution**

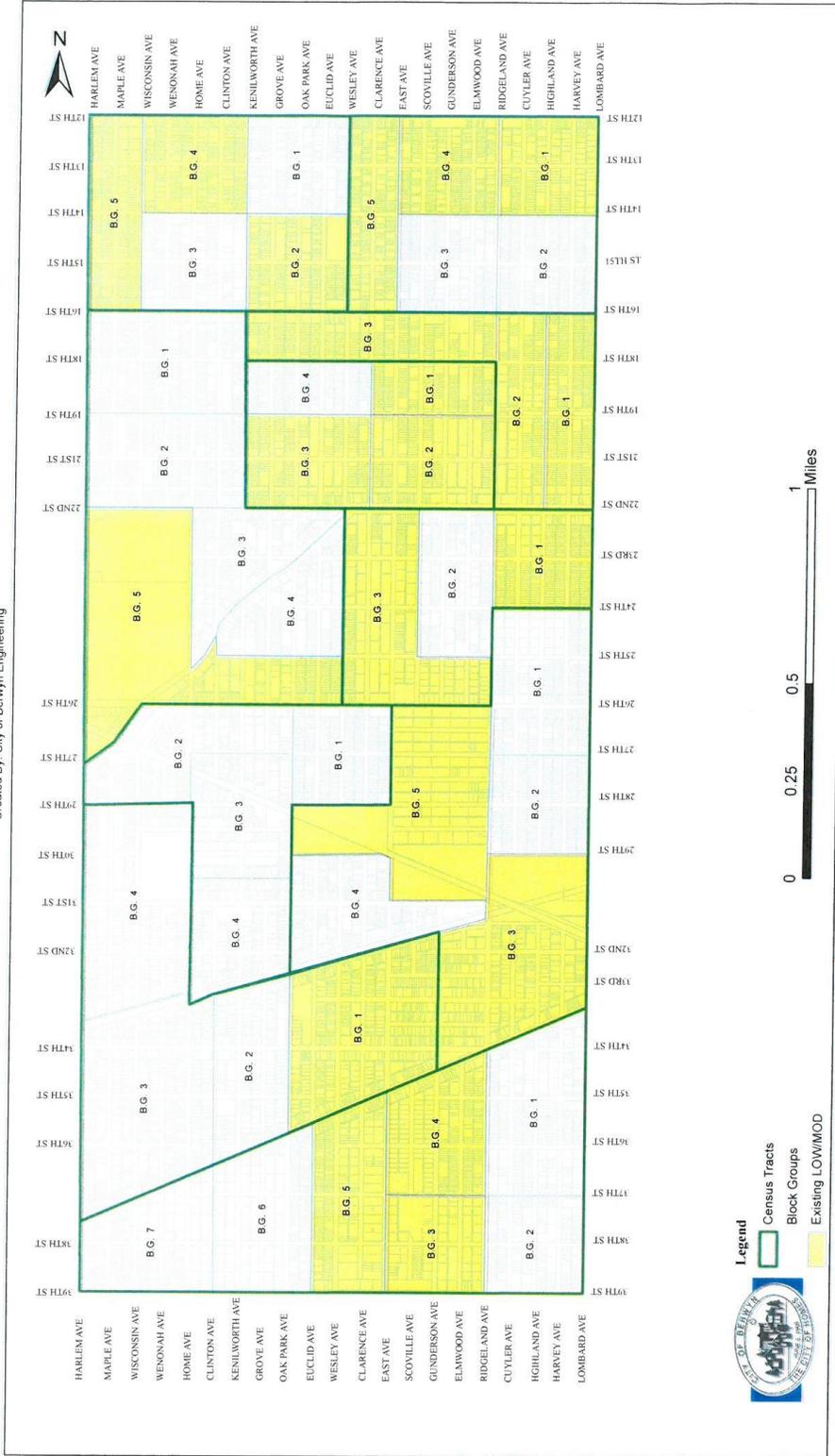
### **Rationale for the priorities for allocating investments geographically**

#### **Discussion**

The Community Development Program takes place exclusively in low/mod income block groups in Berwyn (target area). Per 2010 Census, the Program will cover these blocks: 8146.00 (BG 1,4, &5); 8147.00 (BG 2,4,& 5); 8148.00 (BG 5); 8149.00 (BG 1,2, & 3); 8150.00 (BG 1,2, & 3); 8151.00 (BG 1, & 3); 8154.00 (BG 1) and; 8155.00 (BG 3,4, & 5).

# City of Berwyn CDBG Map (2010)

Created By: City of Berwyn Engineering



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City’s housing activities during PY 2016 primarily focus on the preservation and rehabilitation of ownership housing for low- and moderate-income residents. The city will also fund the rehabilitation of housing for persons with developmental disabilities.

### Expand the Supply of Affordable Housing

The City anticipates investing funds in supportive housing for special needs and senior housing in future years. In addition, the City will continue its activities to further Fair Housing objectives through counseling and reduction of complaints and violations, and rehabilitate and upgrade group housing to make code compliant and/or ADA compliant for both mentally and physically disabled persons. It will also encourage homebuyer education and counseling for future homeownership.

### Preserve the Supply of Affordable Housing

Market forces have kept Berwyn’s housing stock relatively affordable, but its condition is showing wear. The City attempts to leverage its limited funding for housing rehabilitation by working with owners, tenants, and other stakeholders to inspect properties and encourage repairs before deferred maintenance and incipient blight make needed improvements cost-prohibitive.

The Single Family Rehabilitation Program provides the foundation for the City’s CDGB home ownership activities. The City has also supported the federally funded Neighborhood Stabilization Program (NSP) and other efforts to prevent and mitigate the impact of foreclosures. The City’s building inspectors inspect rental housing using local funds to ensure that this housing remains safe and in good condition.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	2
Total	12

**Table 7 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

**Table 8 - One Year Goals for Affordable Housing by Support Type**

### **Discussion**

While the need to expand the supply of housing, especially supportive housing for special needs and seniors, is clearly a priority, it is difficult to find the land to construct such housing. As a result, the City’s CDBG program has focused on encouraging owners and managers to maintain and improve their properties, while working with the federal, state, and county governments to apply for and implement an array of programs, ranging from foreclosure mitigation to homelessness prevention. Strategies and programs are in place to address such issues as lead-based paint hazards, fair lending and housing, and energy conservation. CDBG funds will also be used to fund ADA-approved improvements as part of the Single Family Rehabilitation Program. See the section below for additional activities planned to foster and maintain affordable housing.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Berwyn does not have its own housing authority, nor does it operate conventional public housing.

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

The City refers inquiries for public housing and Section 8 assistance to the appropriate entity and private property owners. Some private rental properties have accepted Section 8 renters. The City also encourages those graduating from Section 8 and self-sufficiency programs operated by other jurisdictions to reside in Berwyn.

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

N/A

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

### **Discussion**

N/A

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

### **Introduction**

Because Berwyn does not qualify for Emergency Shelter Grant (ESG) or HIV/AIDS funds from HUD, the City has attempted to address the homeless and non-homeless special needs identified during the consolidated planning process through its membership in the Alliance to End Homelessness in South Cook County, which manages the Continuum of Care, its support of nonprofit service providers, and its partnerships with philanthropy and the private sector to promote economic development and employment opportunities. As demonstrated by the 2015 Point-in-Time count (PIT), few individuals remain unsheltered, but overall, the City supports the need to fund emergency shelter services and to support the use of funds to provide additional transitional and supportive housing to combat homelessness and provide permanent housing.

### **Homelessness Prevention Services**

The City and its partners will continue to support and undertake activities to prevent low-income individuals and families with children from becoming homeless. The City has also joined with several local service providers that work with at-risk populations to prevent or ameliorate crisis situations from leading to homelessness. The City's Police Department, the Community Relations Commission, and other City departments will seek to refer persons and families in economic crisis to these providers.

As a further means to prevent homelessness, the City has joined its adjacent municipalities in seeking job training and placement for low-income residents and encouraging employment opportunities in revitalized commercial districts serving low- and moderate-income neighborhoods. It will also continue to work with neighboring municipalities to find new resources to bolster relocation and stabilization services. These services include case management, outreach, housing search and placement, legal services, mediation, and credit repair.

### **Services for Residents with Special Needs**

The continuing support of the City's nonprofit organizations provides direct or indirect assistance to those special needs and at-risk homeless populations identified in local surveys. These populations include victims of domestic violence and their families, individuals suffering from mental illness, chronic substance abusers, and veterans, as well as persons with HIV/AIDS.

For those who are not job-ready, or who require special assistance, the City will continue to support and work with its nonprofit providers of health care, youth programming, transportation services, and other critical services designed to improve the quality of life for those with special needs.

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

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

The City works closely with local homeless services providers and the Alliance to End Homelessness in South Cook County, which manages the Continuum of Care and HMIS, provides Point-in-Time data and performance data, to assess and address individual needs. These agencies help provide the data that communities need to identify problems and opportunities.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Though its Public Service grants, the City will provide support for Housing Forward's (West Suburban PADS) homeless and Sarah's Inn's domestic violence prevention programs. As an agency, Housing Forward offers six program areas designed to transition people from housing crisis to housing stability. It is the only social service provider in west Cook County with a comprehensive, long-term solution for helping individuals and families end their homelessness. Sarah's Inn is the largest and most comprehensive domestic violence service provider serving the near west suburbs. Sarah's Inn supportive services include a 24-hour crisis, legal advocacy services, support and education, and individual counseling and therapy.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

To assist in transitions to permanent housing and independence, the City has joined its adjacent municipalities in seeking job training and placement for low-income residents and encouraging employment opportunities in revitalized commercial districts serving low- and moderate-income neighborhoods. It will also continue to work with neighboring municipalities to find new resources to bolster relocation and stabilization services. These services include case management, outreach, housing search and placement, legal services, mediation, and credit repair.

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

The City and its partners will continue to support and undertake activities to prevent low-income individuals and families with children from becoming homeless. The City has joined with several local service providers that work with at-risk populations to prevent or ameliorate crisis situations from leading to homelessness. The City's Police Department, the Community Relations Commission, and other City departments will seek to refer persons and families in economic crisis to these providers, as well as referrals to those able to provide longer-term assistance and asset-building opportunities.

## **Discussion**

The continuing support of the City's nonprofit organizations provides direct or indirect assistance to those special needs and at-risk homeless populations identified in local surveys. These populations include victims of domestic violence and their families, individuals suffering from mental illness, chronic substance abusers, and veterans, as well as persons with HIV/AIDS.

The City also recognizes that the best way to address the lack of permanent supportive housing and coordinated service delivery is to work through the continuum of shelters and service providers to address the multiple subpopulations and causes of homelessness. Berwyn will continue to participate in, and support the efforts of, the Alliance to End Homelessness in Suburban Cook County, as the principal organization formed to focus on homeless in areas within Cook County that lie outside of the City of Chicago.

The City will continue to support the Alliance's Continuum of Care efforts, primarily through 1) funding of individual service providers that work to prevent homelessness or assist homeless persons and families in Berwyn, 2) support for the Continuum's competitive applications for homeless projects, such as addressing chronic homelessness, and 3) actively participating in the Alliance's planning and coordination efforts.

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

### **Introduction**

The City continues to encourage and support efforts to reduce blight and eliminate lead-based paint hazards, and to preserve the historical character of the city's streetscape, improve the living environment, and enhance the livability of the entire community.

As the City implements its new Comprehensive Plan, it will be mindful of opportunities to make changes to such potential barriers to affordable housing as building and zoning codes, environmental constraints, and the lack of incentives. It will also work to ensure that its Tax Increment Finance (TIF) District Program supports affordable housing and its integration into mixed-use plans for these districts.

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

The City has taken a strong position to ensure that vacant and abandoned homes do not fall prey to vandalism or neglect. Berwyn's building department maintains a vigilant watch and responds immediately to any violation of the City's building, health and safety codes. In those cases where homes are lost, the City will work with stakeholders to find new buyers as quickly as possible. The City will work through its subrecipients to conduct homebuyer education and financial literacy training sessions for these and other homebuyers to ensure that every buyer is able to maintain their new home and sustain their purchase financially.

### **Discussion**

The City has established an aggressive inspection and enforcement program, contacting banks and mortgage servicers to ensure that these properties do not deteriorate by theft, vandalism, or lack of maintenance. The City will also work with property owners and landlords to ensure that rental properties are adequately maintained and that available apartments are advertised and rented fairly. And as funds become available, the City will continue its purchase, rehabilitation, and resale of bank REO and vacant, foreclosed properties.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

Most underserved needs involve special needs populations and the provision of appropriate shelter and supportive services.

The City's underserved needs relate primarily to its aging housing stock and public infrastructure. Realizing that CDBG funds are severely limited, the City's program has made every effort to encourage owners to maintain their properties. It has worked with the federal, state, and county governments to apply for and implement an array of programs, ranging from foreclosures to homeless, and provide affordable housing opportunities to all those in need.

This plan provides insight into the interdependence of physical, social, and economic conditions in Berwyn. Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are the mostly likely to bear the burden of these needs. Strategies to address such concerns as poverty, lead-based paint hazards, affordable housing and homelessness, and the physical environment are highly dependent on federal funding that appears to be on the wane. However, much can be achieved locally by working together cooperatively. The City has reached out to the County, the State, and nearby jurisdictions and they have all responded with a strong commitment to enhance coordination, develop institutional structures, and support community development. This plan, along with the City's new comprehensive plan and other local initiatives, provides a roadmap for that engagement.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to work with these parties and with nearby jurisdictions to ensure that the public, private, and nonprofit sectors are doing everything possible to meet the needs of the underserved. In addition, the City will continue its support for fair housing activities that target many of the City's underserved residents, providing equal access to housing and assisting those facing unfair treatment in the housing market.

Underserved populations in Berwyn include the elderly and disabled, and those seeking work that cannot find employment. The City will rely on its network of public and nonprofit service agencies, along with its ties to the private sector and economic development agencies, to provide an array of supportive services and limited financing. CDBG funds will also be used to fund ADA improvements at public facilities, benefitting persons with disabilities that are often underserved.

## **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing, Berwyn will continue to take such actions as support efforts to:

- Educate the public, lenders, and housing providers about rights and responsibilities under the Fair Housing Act. The city will join outreach campaigns to employ radio and print public service announcements, in English and Spanish, to let the public know what to do if they experience housing discrimination and to engage in enforcement actions if discrimination does occur.
- Purchase and resell foreclosed properties, and encourage the new purchaser to do the rehabilitation work necessary to bring the property into compliance with housing and building codes. Berwyn was successful in promoting this type of activity under HUD's "Officer Next Door Program" and more recently, through the Neighborhood Stabilization Program to address foreclosures.
- Focus on areas hardest hit by foreclosures, having the highest unemployment rate and concentrations of low-to-moderate income residents, which are likely to experience additional foreclosures.

## **Actions planned to reduce lead-based paint hazards**

Berwyn will continue to work with the Cook County Health Department and other agencies to increase public awareness of lead paint hazards. The Health Department will work with McNeal Hospital to test pre-school children for lead poisoning and coordinate these efforts with other hospitals such as Loyola serving the area. The City's Licensing Department will work with licensed day care providers and the school systems to distribute information to all parents and guardians of young children.

The City will follow its procedures for incorporating lead requirements into its housing rehabilitation programs and to the extent funds are available, remediate lead paint hazards through its Emergency Assistance Single Family Rehabilitation Program for low- and very-low income homeowners.

As it conducts its code inspections, the City will distribute advisory sheets to inform residents of potential lead-based paint hazards and provide instructions on how to avoid these hazards.

The City will also require its rehab supervisor and housing counselor to take the training necessary to maintain their certifications in lead inspections, hazard assessment, and lead safety. All contractors selected under the City's housing rehabilitation programs will be required to be lead certified.

## **Actions planned to reduce the number of poverty-level families**

Actions planned to reduce the number of poverty-level families include those funded directly and indirectly by the CDBG Program. Regardless of the source of funding, Berwyn's approach to reducing poverty includes comprehensive measures to promote self-reliance, create new opportunities, and ensure affirmative participation. It also includes reducing housing and transportation cost burdens and providing direct assistance to those at-risk of poverty and those presently confronting severe needs caused by poverty.

Berwyn will continue its efforts to reduce poverty among those able to work by assisting low-skilled residents to obtain skills training and employment. The City will join with adjacent municipalities in seeking job training and placement funding for low-income residents and encouraging employment opportunities in areas needing commercial revitalization and redevelopment. It will support the efforts of school systems, social service agencies, and economic development programs to assist job seekers in accessing job postings and referrals and in obtaining help with job applications and interviews. To the greatest extent feasible the City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in connection with the projects awarded under its CDBG contracts. In addition, the City will encourage new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives. It will encourage groups supporting women and minority-owned businesses to do the same.

For those in poverty or on the brink of poverty, Berwyn will continue its partnerships with its sub-recipients and others in providing direct services, referrals, and mentoring. A major focus will continue to be the physical safety and improved health of all those threatened with isolation and exclusion, including those with disabilities, Veterans, the homeless and those at risk of homelessness, and victims of domestic violence and HIV/AIDS. A major effort to reduce the impact of service cutbacks and increased living costs, especially for seniors, will provide assistance with transportation, general home maintenance programs, and police protection and community facilities. While this may not reduce the level of poverty for some, it will ensure that resources are used to their maximum benefit, and may provide assistance to change their circumstances permanently for the better.

## **Actions planned to develop institutional structure**

The City has developed an effective team, both inside and outside local government, to implement the CDBG Program and leverage its limited resources. It will facilitate communication between City department and their staffs and continue to reach out to the public and community-serving agencies and stakeholders to discuss community development, housing, and related issues and opportunities. The CDD is encouraging all of its staff, sub-recipients and community partners to maintain the highest professional standards and ethical conduct. All CDD staff will undergo training and recertification on an continuous basis through HUD and other vendors.

To the greatest extent feasible the City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in connection with the projects awarded under its CDBG contracts.

As part of its annual action plan submissions, the City will certify that it is in conformance with CDBG and other federal regulations related to the expenditure of its entitlement funds and related housing and community development activities. It will continue to meet its obligations for timely expenditure of these funds and utilize its own Finance Department and accounting systems to disburse funds that will also be tracked through HUD's Integrated Disbursement and Information System (IDIS).

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

The City will provide input during the year to other City agencies, nonprofit organizations, and adjacent jurisdictions regarding consistency of their plans and proposals with the City's Consolidated Plan, as required under CFR Section 91.510.

The City's Community Relations Commission will continue as the focal point for those experiencing or reporting discrimination. Counsel and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, the Heartland Alliance, the Sergeant Shriver Center, the Chicago Community Trust and the Chicago Coalition for the Homeless.

The City's sub-recipients will continue to support the City's homeless and non-homeless special needs populations. These agencies will continue to leverage and extend the limiting funding available through the CDBG Program. The City will encourage coordination and leverage of scarce resources to fill service gaps and eliminate duplications of service.

### **Discussion**

This plan provides insight into the interdependence of physical, social, and economic conditions in Berwyn. Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are the mostly likely to bear the burden of these needs. Strategies to address such concerns as poverty, lead-based paint hazards, affordable housing and homelessness, and the physical environment are highly dependent on federal funding that appears to be on the wane. However, much can be achieved locally by working together cooperatively. The City has reached out to the County, the State, and nearby jurisdictions and they have all responded with a strong commitment to enhance coordination, develop institutional structures, and support community development. This plan, along with the City's new comprehensive plan and other local initiatives, provides a roadmap for that engagement.

## Program Specific Requirements

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

#### Introduction

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

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

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

#### Other CDBG Requirements

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

#### Discussion