



## Community Development Department

# PY 2024 Amended Annual Action Plan

For Presentation for  
The U.S. Department of Housing  
and Urban Development  
Chicago Field Office  
Community Planning and Development  
March 25, 2025

**FINAL**

Reallocate funds from previous years.

## Executive Summary

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

#### 1. Introduction

The City of Berwyn (the “City”) is an “Entitlement City” determined by the U.S. Department of Housing and Urban Development (“HUD”) and receives community development funding based on a complex formula that includes such factors as population, poverty, and age of housing stock. This Action Plan identifies specific activities and initiatives the City intends to carry out under the City’s Community Development Block Grant (CDBG) Program during program year (PY) 2024, from October 1, 2024 to September 30, 2025. The City’s CDBG allocation for this period will now be a total of approximately \$1,618,016.97. This is the final year of the current Consolidated Plan.

The City’s revenues for this period are anticipated to be as follows:

\$ 1,384,309	PY2024 Allocation of CDBG Funds
\$ 65,865	Estimated reallocations from PY 2022 Infrastructure and Public Service Projects
\$ 26,935.65	Program Income
\$ 130,933.54	Estimated reallocations from PY 2023 infrastructure projects
\$ 9,973.78	Estimated funds reallocated from PY 2023
\$ 1,618,016.97	Total Anticipated Funding for 2024 Action Plan

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City’s five-year Consolidated Plan outlines priority objectives and outcomes based on housing, community development, and economic needs of the City of Berwyn, benefiting low- and moderate-income persons and geographic areas. The Consolidated Plan uses a framework established in HUD’s Performance Measurement System, which includes three national objectives and three national outcomes. Each 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. Suitable Living Environment – activities designed to benefit communities, families, or individuals by addressing issues in the living environment. 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:

- Availability/Accessibility – Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including clientele that is generally presumed to be LMI persons such as adults with disabilities, abused children, battered spouses and elderly persons. Affordability – activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. Sustainability (Promoting Livable or Viable Communities) – projects where the activity or activities are aimed at improving communities or neighborhoods.
- Priority needs focus on providing decent, affordable housing and creating a suitable living environment for low- and moderate-income persons.

### **Affordable Housing**

- Rehabilitation assistance and emergency repairs for low- and very-low income single-family homeowners.

### **Non-housing Community Development**

- Infrastructure improvements that enhances the viability and sustainability of low-and moderate-income neighborhoods.
- Public Facilities improvements that provide additional opportunities for youth and seniors, as well as improved accessibility for persons with mobility challenges.
- Provision of funding to public service providers serving special need populations.

### **Homelessness and Homeless Prevention**

- Preventing persons from becoming homeless and provision of shelter and services to persons requiring shelter. Note that homeless prevention activities are also funded through the City's CARES act funding that is not included in this plan.

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**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City is amending its PY 2024 Action Plan, following HUD’s substantial amendment requirements and the City’s Citizen Participation Plan to Increase funding to PY 2024 infrastructure projects.

All of the City’s PY 2020, 2021, 2022 and 2023 CDBG and PY 2019 CDBG-CV allocations benefited low and moderate- income households and geographic areas. The City funded and administered projects to address the four main goals of the Consolidated Plan. The City did not hinder the implementation of any part of the Action Plan or Consolidated Plan through action or inaction.

The City made progress on Con Plan and Action Plan goals, with specific focus on Public Facilities and Infrastructure and Community Services. Infrastructure projects included replacement of water mains, sewers, streets and sidewalks. Public service and homelessness activities helped improve the lives of seniors, persons with disabilities, victims of youth and domestic violence and homeless persons.

Berwyn will continue to encourage homeowners to apply for assistance through the City’s Single Family Rehabilitation (SFR) Program. Berwyn anticipates completing three SFR projects in PY 2024. The Rehabilitation Program was impacted first by the COVID-19 Pandemic stay-at-home orders, lack of contractors, supply chain issues and subsequently by the reluctance of homeowners to allow home inspection visits. Although the City actively markets and receives requests for housing rehabilitation assistance, challenges remain in identifying income-qualified households that are eligible for the program.

Berwyn reviews and is operating under the terms of its annual assessment of its 2010 Analysis of Impediments (AI) to Fair Housing Choice and any local updates and certifies that the city affirmatively furthers fair housing.

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

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

An updated Citizen Participation Plan was adopted by Berwyn on June 23, 2020.

The PY 2024 Action Plan Public Meetings and Needs Assessment was published on February 8, 2024, in English and Spanish in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The City held three public meetings on February 22, 2024 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. No attendees or comments were provided. Applications were due by 5 P.M. on March 7, 2024.

The City of Berwyn invited public comment of the PY 2024 Action Plan draft from June 7, 2024 to July 9, 2024. The comment period and the July 9, 2024 Public Hearing was advertised on June 6, 2024 in English and Spanish in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The Action Plan draft was made available on the City's website. The website also identified locations where printed copies of the plan were available, including the Library, and City Hall (in both the Community Development Department and the City Clerk's office). The plan remained available for citizen review until submission to HUD through Cook County's HOME Consortium. There were ten written comments received prior to the public hearing. There were several attendees, no formal comments were received at the public meeting. All comments are included in the AD-25 Administration.

The City of Berwyn invited public comment of the PY 2024 Action Plan Amendment draft from February 21, 2025 to March 25, 2025. As part of the amendment process, all citizens and interested parties were able to review the draft of this plan. The comment period and the March 25, 2025 Public Hearing were advertised in English and Spanish on February 20, 2025 in the Lawndale News, a general circulation newspaper, the City's website, [www.berwyn-il.gov](http://www.berwyn-il.gov) and postings at the Berwyn Library, the Community Development Department and the Clerk's Office at City Hall. Copies of the PY 2024 Action Plan Amendment, in draft form, were available for a thirty (30) day review and comment period beginning February 21, 2025.

The Plan was presented on March 25, 2025 at Berwyn City Hall, 6700 W. 26th St., for a final public hearing prior to the City Council Committee of the Whole meeting at 7pm. All citizens were given an opportunity to be heard. Final approval of the Plan by City Council followed that same day at the 8pm City Council Meeting. Access was, and accommodations were, available for persons with disabilities. The meetings were available in both English and Spanish.

The plan was available for citizen review until submission to HUD through Cook County's HOME Consortium.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All comments are included in AD-25 Administration.

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

All comments were accepted.

## **7. Summary**

The City will continue to increase its understanding of and response to the needs in the community and address the needs of low/moderate income households. This Action Plan supports this effort. Together with our community stakeholders, we will continue to strive to make the City a great place to live for all households in the community.

The City has optimized our funding to support the most critical housing and homelessness needs within the City. The city continues to participate in local, regional, state and national discussions to be part of the continuing solutions to housing and homelessness. Berwyn continues to coordinate with the Cook County Continuum of Care and its member entities and service agencies to help facilitate and address transitional and permanent housing and other supportive needs for homeless and non-homeless special needs in the community.

Berwyn is served by the Cook County Housing Authority. To assist public housing residents and needs, the City continues to fund subrecipient service agencies that provide services related to housing and job training to benefit residents.

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

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

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

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

**Table 1 – Responsible Agencies**

**Narrative**

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**

Regina Mendicino,

Director, Community Development Department 708/795-6850

6700 W. 26th St. Berwyn, IL 60402



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

### **1. Introduction**

The 2024 Action Plan is aligned with priorities determined during the Consolidated Planning process conducted in 2020. During the process, the Community Development Department held three focus group consultations to gather information from and collaborate with organizations providing human services, economic development, infrastructure and facilities, and housing services.

The City held three public meetings on February 22, 2024 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. No attendees or comments were provided.

The City of Berwyn invited public comment on the PY 2024 Action Plan Amendment draft from February 21, 2025, to March 25, 2025. As part of the amendment process, all citizens and interested parties had the opportunity to review the draft plan. The public comment period and the March 25, 2025, Public Hearing were advertised in both English and Spanish on February 20, 2025, in the Lawndale News, a general circulation newspaper. Additionally, notices were posted on the City's website, at the Berwyn Library, the Community Development Department, and the Clerk's Office at City Hall. No attendees or comments were provided.

### **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 City also reached out to Cook 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 this year's PY 2024 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 subrecipients 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.

Similarly, agencies serving seniors are working together in the cities of Berwyn, Oak Park, Stickney, and Cicero. 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 is a member organization in the Alliance to End Homelessness in Suburban Cook County, and the city's Community Development Department is the responsible 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. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	BERWYN
	<b>Agency/Group/Organization Type</b>	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 Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various city departments provided input. Departments included the Mayor and supportive staff, the Community Development Department, Public Works, Police and Fire, the Public Library and the IT Department. The City continues to work with state and local partners to discuss resiliency planning.
2	<b>Agency/Group/Organization</b>	Town of 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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Berwyn will continue to meet with this municipality to identify other shared opportunities to address priority needs. Outcomes/collaborative funding discussion meetings with this municipality continue. Focus 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>	BEDS PLUS CARE, INC (2017 A)
	<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-Employment Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Berwyn will partner with BEDS Plus for coordination of Continuum of Care resources through assessment and direct services for crisis response for homeless men, women and children. 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 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 - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. 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>	COOK COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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.
6	<b>Agency/Group/Organization</b>	Cook County Department of Public Health
	<b>Agency/Group/Organization Type</b>	Health Agency Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussions were held to address lead-based paint hazards. Outcomes and areas for improved coordination include the reduction of elevated lead blood levels; increased awareness and prevention of lead-based paint exposure. Support for the general community education programs and information campaigns to promote and achieve a healthy community. The City anticipates working closely with the County in seeking additional funds, sharing program and administrative resources, and supporting initiatives.
7	<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-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Community Relations Commission</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>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</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Non-Homeless Special Needs</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. 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.
9	<b>Agency/Group/Organization</b>	OAK PARK
	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Berwyn will continue to meet with this municipality to identify other shared opportunities to address priority needs. Outcomes/collaborative funding discussion meetings with this municipality continue. Focus 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.
10	<b>Agency/Group/Organization</b>	Chicago Metropolitan Agency for Planning (CMAP)
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Berwyn has collaborated with CMAP across a range of planning issues that informed the Consolidated Plan and supported its goals. CMAP (with Berwyn Development Corporation) supported interactive, community-based process to update and modernize the city's zoning ordinance. The City of Berwyn and CMAP are collaborating to create a storm water management plan that will identify citywide and local opportunities to reduce the impacts of urban flooding and improve water quality. The plan will promote green infrastructure solutions.
11	<b>Agency/Group/Organization</b>	YOUTH CROSSROADS, INC.
	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with Youth Crossroads to better address the needs of high school and middle school students. School-Based Counseling Services (SBC) provide high school and middle school students with individual counseling and group support programs during the school day to help deal with anger, trauma, and other issues that cause academic under-performance and social/emotional instability. Students are referred to SBC services by school personnel, parents and other community organizations. Youth Crossroads is continually adapting Counseling and Support Services to better meet the needs of local youth and their families.

12	<b>Agency/Group/Organization</b>	Berwyn Development Corporation
	<b>Agency/Group/Organization Type</b>	Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In 2018, the Berwyn Development Corporation (BDC) in collaboration with the City of Berwyn held a strategic planning workshop. In this workshop, both organizations identified priority action items for the short, medium, and long-term. The City of Berwyn collaborated with the BDC to develop a 2020 Community Strategic Plan. The planning process included a residential survey. The BDC chose to survey Berwyn residents to engage the broader community in this strategic planning process. This allowed residents to voice their concerns and opinions, which helped shape the development of this document.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Cook County Consolidated Plan 2020-2024	Cook County	The City of Berwyn is a jurisdiction within Cook County and is impacted by the goals and priorities in the Consolidated Plan of Cook County. Public housing, homelessness, and affordable housing are some of the fields where Berwyn and Cook County work in coordination to address.

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

**Narrative**

## **AP-12 Participation - 91.401, 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 PY 2024 Action Plan Public Meetings and Needs Assessment was published on February 8, 2024 in English and Spanish in the Lawndale News, a general circulation newspaper, the city's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The city held three public meetings on February 22, 2024 to provide the general public an opportunity to provide input into the Action Plan.

On April 24, 2024, the Berwyn Community Relations Commission was sent copies of Social Service Agency applications for their review. The Community Development Department (CDD) Director, Regina Mendicino, consulted with Commission members by email and the members presented their recommendations for which agencies they felt should receive funding.

The City of Berwyn invited public comment of the PY 2024 Action Plan draft from June 7, 2024 to July 9, 2024. The comment period and the July 9, 2024 Public Hearing was advertised on June 6, 2024 in English and Spanish in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The Action Plan draft was made available on the City's website. The website also identified locations where printed copies of the plan were available, including the Library, and City Hall (in both the Community Development Department and the City Clerk's office). The plan remained available for citizen review until submission to HUD through Cook County's HOME Consortium. Ten written comments were received prior to the public hearing. There were several attendees; no formal comments were received at the public meeting. All comments are included in AD-25 Administration.

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The Plan was presented on March 25, 2025 at Berwyn City Hall, 6700 W. 26th St., for a final public hearing prior to the City Council Committee of the Whole meeting at 7pm. All citizens were given an opportunity to be heard. Final approval of the Plan by City Council followed that same day at the 8pm City Council Meeting. Access is, and accommodations are, available for persons with disabilities. The meetings were available in both English and Spanish.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	On February 8, 2024, the City of Berwyn published for the Public Hearing PY 2024 Action Plan needs assessment/public input. On February 22, 2024, three public meetings were held soliciting input from public, staff and agency representatives. There were no attendees at the meetings.	No written comments were received	N/A All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On February 8, 2024 the City of Berwyn published for the Public Hearing PY 2024 Action Plan needs assessment/public input. On February 22, 2024, three public meetings were held soliciting input from public, staff and agency representatives. There were no attendees at the meetings.</p>	<p>No written comments were received</p>	<p>N/A All comments were accepted</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On February 8, 2024, the City of Berwyn published for the Public Hearing PY 2024 Action Plan needs assessment/public input. On February 22, 2024, three public meetings were held soliciting input from public, staff and agency representatives. There were no attendees at the meetings.</p>	<p>No written comments were received</p>	<p>N/A All comments were accepted</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 6, 2024, the City of Berwyn published the 30 day comment period for PY 2024 Action Plan. A final public hearing was held concerning the 2024 Action Plan prior to the Committee of the Whole, July 9, 2024. The Mayor, City Council Members, the City Administrator, multiple City Department Heads and members of the general public in attendance.</p>	<p>All comments were received. All comments can be found in AD-25 Administration.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 6, 2024, the City of Berwyn published the 30 day comment period for PY 2024 Action Plan. A final public hearing was held concerning the 2024 Action Plan prior to the Committee of the Whole, July 9, 2024. The Mayor, City Council Members, the City Administrator, multiple City Department Heads and members of the general public in attendance.</p>	<p>All comments were received. All comments can be found in AD-25 Administration.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 6, 2024, the City of Berwyn published the 30 day comment period for PY 2024 Action Plan. A final public hearing was held concerning the 2024 Action Plan prior to the Committee of the Whole, July 9, 2024. The Mayor, City Council Members, the City Administrator, multiple City Department Heads and members of the general public in attendance.</p>	<p>All comments were received. All comments can be found in AD-25 Administration.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On February 20, 2025 the City of Berwyn published the 30 day comment period for the PY 2024 Action Plan Amendment. A final public hearing was held concerning the 2024 Action Plan Amendment prior to the Committee of the Whole, March 25, 2025. The Mayor, City Council Members, the City Administrator, multiple City department heads and members of the general public were in attendance.</p>	<p>All comments were accepted</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On February 20, 2025 the City of Berwyn published the 30 day comment period for the PY 2024 Action Plan Amendment. A final public hearing was held concerning the 2024 Action Plan Amendment prior to the Committee of the Whole, March 25, 2025. The Mayor, City Council Members, the City Administrator, multiple City department heads and members of the general public were in attendance.</p>	<p>All comments were accepted</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On February 20, 2025 the City of Berwyn published the 30 day comment period for the PY 2024 Action Plan Amendment. A final public hearing was held concerning the 2024 Action Plan Amendment prior to the Committee of the Whole, March 25, 2025. The Mayor, City Council Members, the City Administrator, multiple City department heads and members of the general public were in attendance.</p>	<p>All comments were accepted</p>		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,384,309.00	26,935.65	206,772.32	1,618,016.97	0.00	CDBG funds will be used to support community development programming for low- to moderate income clientele and in low- to moderate income neighborhoods The City anticipates using \$206,772.32 of PY 2022 and PY 2023 prior year funds in PY 2024. \$26,935.65 in PY 2024 program income will fund PY 2024 projects.

Table 5 - Expected Resources – Priority Table

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

Berwyn leverages its CDBG allocation by partnering with city and regional social service agencies and strategically aligning with other public funding on infrastructure improvements that reduces the risks and costs for both homeowners and rental residents. Our social service partners often bring substantial resources of their own to benefit Berwyn Residents. Together with the city's single-family housing rehabilitation program, public infrastructure investments also improve the viability of its residential neighborhoods, which in turn attracts private investment into housing and businesses in the community. Leveraging is an important component of the city's CDBG program even though the program does not have a match requirement.

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

As a mature community, Berwyn lacks a large measure of vacant and undeveloped land that could be used 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.

At this time, there is no publically owned land to be utilized for CDBG programming.

**Discussion**

As discussed in various parts of the plan, limited funding restricts the city's ability to address priority needs and objectives. The City has aggressively sought additional sources of funding and established beneficial partnerships with its many subrecipients, 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)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$.00	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Public Improvements and Facilities	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$1,190,768.97	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5705 Persons Assisted
3	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$135,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Homelessness Services and Prevention	2020	2024	Homeless		Homelessness and Housing Stability	CDBG: \$10,000.00	Homelessness Prevention: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$282,248.00	

**Table 6 – 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 and Prevention
	<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.
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Program administration and planning for CDBG program.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Following the priorities and goals laid out in the 2020-2024 Consolidated Plan, Berwyn 2024 Action Plan prioritizes Infrastructure and public facility projects, housing rehabilitation, followed by public service projects that primarily serve youth, seniors, and persons experiencing homelessness.

#	Project Name
1	CDBG Administration
2	Sewer Replacement
3	Sidewalk Replacement
4	Street Replacement
5	Senior Bus Program
6	Children's Clinic Preventative and Restorative Dental Care
7	BEDS Plus

Table 7 – Project Information

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

The City is providing 10% (up to the statutory 15% limit) of its annual CDBG entitlement to meet public service needs and 71% for public facility and infrastructure needs. The remaining funds, other than those allocated to program administration and planning, will be devoted to housing rehabilitation.

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.

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

Public facilities receive priority because they serve a variety of low- and moderate-income household needs.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$282,248.00
	<b>Description</b>	Program administration and planning for CDBG Program.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program administration and planning for CDBG Program.
2	<b>Project Name</b>	Sewer Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$288,313.00
	<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>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD when locations selected in the low- and- moderate- income tract areas using the 2020 Census or American Survey updates to the LMA locations.
	<b>Location Description</b>	Infrastructure projects will take place exclusively in low- and moderate-income blocks in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Electronic surveillance and replacement/rebuilding of sewer basins within flood-prone areas in low-and moderate income areas; replace sewerage where necessary.

<b>3</b>	<b>Project Name</b>	Sidewalk Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$362,455.97
	<b>Description</b>	Replace city sidewalks that are not up city standards and install ADA curb cuts in low-mod income areas.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD when locations selected in the low- and- moderate- income tract areas using the 2020 Census or American Survey updates to the LMA locations.
	<b>Location Description</b>	Exclusively in low- and moderate- income blocks in Berwyn based on analysis undertaken by the Public Works Department.
<b>Planned Activities</b>	Replace city sidewalks that are not up city standards and install ADA curb cuts in low-mod income areas.	
<b>4</b>	<b>Project Name</b>	Street Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$540,000.00
	<b>Description</b>	Remove and replace streets in low-and moderate income areas.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD when locations selected in the low- and- moderate- income tract areas using the 2020 Census or American Survey updates to the LMA locations.
	<b>Location Description</b>	Infrastructure projects will take place exclusively in low- and moderate-income blocks in Berwyn based on analysis undertaken by the Public Works Department.
<b>Planned Activities</b>	Remove and replace streets in low-and moderate income areas.	

5	<b>Project Name</b>	Senior Bus Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$110,000.00
	<b>Description</b>	Bus transportation provided for Berwyn Seniors. Door to door service to Doctor and Dental appointments, prescription drop off and pick up services, grocery shopping and community activities. Seniors will be provided with transportation to and from dialysis appointments, cancer treatment centers, and laboratory appointments. Grant covers partial salaries of bus drivers and scheduling staff.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	275 Senior Households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Bus transportation provided for Berwyn Seniors. Door to door service to Doctor and Dental appointments, prescription drop off and pick up services, grocery shopping and community activities. Seniors will be provided with transportation to and from dialysis appointments, cancer treatment centers, and laboratory appointments.
6	<b>Project Name</b>	Children's Clinic Preventative and Restorative Dental Care
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$25,000.00
	<b>Description</b>	The CDBG Grant will cover the partial salaries of staff providing preventative and restorative dental care for children from low-income Berwyn families.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	375 low and very low income Berwyn children.
	<b>Location Description</b>	Schools throughout the City of Berwyn and at the Children's Clinic.
	<b>Planned Activities</b>	Provide preventative and restorative dental care for children from low-income Berwyn families.
7	<b>Project Name</b>	BEDS Plus
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Services and Prevention
	<b>Needs Addressed</b>	Homelessness and Housing Stability
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	Provide partial salary for staff working directly with Berwyn clients providing housing placement and emergency overnight shelter.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 Berwyn residents in 25 households.
	<b>Location Description</b>	
<b>Planned Activities</b>	The City of Berwyn will provide funding for staff for coordination of Continuum of Care resources through assessment and direct services for crisis response for homeless men, women and children. 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 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.	

## **AP-50 Geographic Distribution - 91.420, 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. Public Improvements and Facilities activities will be targeted exclusively to service areas in which the majority of residents are of low- and moderate income. The service areas will be calculated based on the 2020 Census Tract or American Survey updates to the LMA locations.

Berwyn is a small city of less than four square miles, and these low-and moderate census tracts are dispersed throughout the city.

The Community Development Program takes place exclusively in low/mod income block groups in Berwyn (target area). These projects are to be implemented in the low- and- moderate- income tract areas using the 2020 American Community Survey updates to the LMA locations. The Program will cover these blocks: 8146.00 (BG 1, 2 & 4); 8147.00 (BG 3 & 5); 8148.00 (BG 2, 3 & 5); 8149.00 (BG 1, 2, 3 & 4); 8150.00 (BG 1, 2, & 3); 8151.00 (BG 2 & 3); 8152.00 (BG 1, 4 &5); 8154.00 (BG 1, 2, 3 & 4); and 8155.00 (BG 1, 3, 4, 5, 6, & 7). The City is waiting for 2020 Census low-mod income area updates. Areas may be added or excluded based on those updates. See current Berwyn CDBG Service Area Map in AD-26 Administration.

### **Geographic Distribution**

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

**Table 8 - Geographic Distribution**

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

The city's comprehensive plan and related studies provide a common vision and framework for enhancing the quality of life for all in Berwyn. Elements of this framework include access to health care and services, education, open space and parks, and a variety of shopping, entertainment, and cultural opportunities. The introduction of green-building, preservation, and transit-oriented development further guide the type and location of investments the city will make in the coming years. Because CDBG must primarily benefit low- and moderate-income persons and areas, funding will be focused on providing that benefit. To the extent that these populations are scattered throughout Berwyn, that investment will benefit the majority of the city's geographic areas.

Past experience with the Neighborhood Stabilization Program (NSP) illustrates this rationale. Berwyn's goal was to use these funds to stabilize neighborhoods by eliminating vacant/foreclosed properties. Special attention was paid to areas hardest hit – those containing the highest concentration of low-income residents with the highest potential for additional foreclosures that were not likely to be

absorbed by the private market.

## **Discussion**



## **AP-75 Barriers to affordable housing -91.420, 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.

The City of Berwyn is member of the Cook County HOME consortium and supports affordable housing development as conceived through this regional membership.

## **AP-85 Other Actions - 91.420, 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 and 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.

The City of Berwyn is member of the Cook County HOME consortium and supports affordable housing development as conceived through this regional membership.

### **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.

All contractors selected under the city’s housing rehabilitation programs will be required to be lead certified.

The City of Berwyn is assisting and encouraging residents to replace their lead water services to promote better health through clean water. The City has extended the program by waiving the tap connection fee for owner-occupied residential homes with three units or less. In addition, the City will restore the

street after inspections and the street is properly backfilled.

### **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 subrecipients 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.

The City will continue to follow the Cook County Minimum Wage Ordinance rather than opt out. The 2016 Cook County ordinance to increase the minimum wage of covered employees working for a covered employer in Cook County. The City of Berwyn, a Home Rule Municipality, had the right under the Illinois Constitution to pass an ordinance that would supersede the Cook County minimum wage ordinance. Effective July 1, 2017, the minimum wage was \$10/hr. Beginning July 1, 2020, the minimum wage for many Berwyn employees increased to \$13/hr. Starting July 1, 2021 and each year after that, the minimum wage will be adjusted for inflation. Effective July 1, 2024 Cook County's minimum wage for

non-tipped workers increased to \$14.05, and \$8.40 for tipped workers. Beginning January 1, 2025 the minimum wage increased to \$15.00 per hour, and \$9.00 for non-tipped workers.

Berwyn's City Council also chose not to opt out of the Cook County Earned Sick Leave Ordinance that establishes a right to paid sick leave for employees in Cook County.

The City is abiding by Governor Pritzker's legislation regarding paid leave. Paid leave accrues at the rate of one hour for every 40 hours worked up to a minimum of 40 hours in the 12-month period.

### **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, subrecipients and community partners to maintain the highest professional standards and ethical conduct. All CDD staff will undergo training and recertification on a 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 subrecipients 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.

City staff will also work with contractors to ensure CDBG projects comply with the Build America, Buy America Act (BABA) as detailed in the Infrastructure Investment and Jobs Act, Pub. L.

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 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.	100.00%

## Discussion

