



Third Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 3 Action Plan Executive Summary:

Action Plan

The City seeks to respond to its changing conditions with programs and services for its residents most in need. In 2012, the City anticipates spending \$417,318 in Community Development Block Grant (CDBG) funds as well as work with private sector and non-profit agencies to carry out its Consolidated Plan.

Community Profile

The City of Naperville is a growing community of approximately 142,000 people, located 30 miles West of Chicago in both DuPage and Will Counties in 39.61 square miles. Naperville is a home rule city with a council-manager form of municipal government. The City of Naperville offers an attractive combination of both excellent quality of life and a competitive business climate, making the City an ideal place for many to relocate.

According to the 2010 Census, the City's population is approximately 142,000 persons – a ten percent increase over the last ten years. The population over 65 has grown by over 50% and now comprises 8.7% of the City's population. The number of persons age 55-64 has increased from 6.5 to 11.4% of the population. The senior population is expected to grow steadily as the City reaches residential build-out. The minority population in Naperville has increased from 14.8% in 2000 to 23.5% in 2010.

Naperville's housing stock includes a number of high end single family developments. This type of development is a draw in the region for high-income families, raising the city's median family income. However, the recent economic downturn has also affected the Naperville community. Average home sales prices have fallen by 18% since 2007. According to the Illinois Department of Employment Security, the

community's unemployment rate grew from a low of 3.1% in 2006 to 8.1% in the middle of 2011.

According to the 2010 Census, there are 52,270 dwelling units in the City of Naperville. The 2010 Census indicates that the homeowner vacancy rate is 4.3%, and the rental vacancy rate is 1.8%. As seen across the country, the recession has caused an increase in homeowner vacancy rates in Naperville as well. According to the 2009 Naperville Housing Needs and Market Analysis, 15% of residents are spending more than 30% of their income on housing costs.

Naperville faces a number of barriers in affordable housing, with the limited availability and high cost of vacant land posing the greatest hindrance. The City does offer development bonuses for the creation of affordable units, but developers have historically not taken advantage of these bonuses. In 2009, the City completed a Naperville housing Needs and Market Analysis Report and subsequently an Action Plan: Addressing the Housing Needs of Naperville's Low to Moderate Income Seniors and People with Disabilities. In early 2012, the City released the Attainable Housing Toolkit, a comprehensive online document containing city, county, state and federal information and housing resources that are available to low- to moderate-income senior citizens and residents with disabilities. A City approved analysis of impediments to fair housing activities also uncovered a variety of challenges to attainable housing goals.

OBJECTIVES AND OUTCOMES

This report provides an analysis of the current and prospective challenges to improving and providing affordable and attainable housing, as well as strategies and recommendations for improving the City's response to a variety of priority needs. Methods of analysis include trend data, debt and cost burden ratios, and income and market ratios. All data is included in tables and appendices. This report shows that while many City efforts have provided positive results, areas for improvement do exist. The strategies for improving City services are provided in a detailed five year strategic plan.

DuPage County is the lead entity of the DuPage HOME Consortium and Naperville is a member of the consortium. Naperville is then considered part of the 2010-2014 DuPage County Consolidated Plan. The 5-Year Consolidated Plan establishes goals for the following key areas:

- Affordable housing
- Homeless needs
- Affirmative housing and market analysis
- Non-housing community development needs
- Lead based paint hazard reduction
- Anti-poverty strategies
- Coordination

As of March 1, 2012 the City has expended no Program Year 11 CDBG funds due to findings by HUD in a spring 2011 monitoring audit. The City has been working diligently, as discussed in this report, to establish new policies and procedures as well as organizational capacity to execute the program. It is anticipated that Program Year 2011 funds will be available to subrecipients soon. In Program Year 2010, CDBG funds were utilized by Naperville CARES, YMCA, Naperville Elderly

Homes, Ray Graham Association, and Turning Pointe Foundation to address Homelessness, Housing, and Community Development Needs. A significant amount of Program Year 2010 CDBG funding is currently being reallocated to Community Development needs in response to several activities being disallowed due to a lack of environmental review.

For the purposes of this One-Year Action Plan, the City of Naperville will report on affordable housing, homeless, and non-homeless special needs housing objectives according to the DuPage County 5-Year Consolidated Plan. The City of Naperville has adopted strategies to meet needs for non-housing community development, and anti-poverty objectives.

CDBG program activities supporting consolidated plan objectives and outcomes are found in the activity description sheets that follow below. The city is expecting at least 70% of activities to assist low to moderate-income people.

Summary of 2010-2014 Objective/Outcomes

Objectives	Performance Indicators	Expected Number	Outcome/ Objective*
Rental Housing			
Increase supply, quality, and affordability of rental housing	Households	460	DH-2
Improve the quality of affordable rental housing	Households	65	SL-2
Owner Housing			
Increase availability and access to owner housing	Households	125	DH-1
Increase supply, quality and affordability of owner housing	Households	80	DH-2
Homeless			
Support essential services and facility improvements to enable homeless persons to access suitable living environments	Persons	51,000	SL-1
Special Needs			
Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	Persons	109,000	SL-1
Community Development			
Assist in the provision of transportation options	Persons		SL-2
Remove Architectural Barriers			
Enhance accessibility of owner-occupied homes or non-profit owned, occupied rental units	Persons		SL-1
Enhance overall accessibility of Naperville by reducing architectural barriers in public facilities	Persons		SL-1
Public Facilities			
Enhance the inventory of supportive housing	Persons		SL-1
Enhance the services provided by public facilities	Persons		SL-1
Public Services			
Undertake public service activities	Persons		SL-1

HUD Outcome/Objective Codes

Objectives	Outcomes		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Summary of 2012 Proposed Activities

Agency	Activity Name	Expected #	Objective	Funding
Bridge Communities	Safety Rehabilitation Work on transitional housing buildings	40 units	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$80,808
City of Naperville	ADA Downtown Sidewalk Accessibility Improvements	N/A	Enhance overall accessibility of Naperville by reducing architectural barriers in public facilities	\$28,000
City of Naperville	Grant Administration		CDBG Administration	\$32,000
DuPage PADS	Olympus Place – replace sliding glass doors	10 units	Improve the quality of affordable rental housing	\$29,000
Family Shelter Service	Intermediate Housing – new roof, ADA ramp improvements, flood damage repairs	1 unit	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$26,000
Illinois Independent Living Center/Katharine Manor Apartments	Window Replacement	12 units	Improve the quality of affordable rental housing	\$23,000
Little Friends	Acquisition of a home for developmentally disabled adults	1 unit	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$100,000
Naperville CARES	Rental Deposit Program and Emergency Assistance Programs	447 persons	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$52,000
Naperville Elderly Homes	Unit Rehab- kitchen renovations	11 units	Improve the quality of affordable rental housing	\$23,000
Ray Graham Association for People with Disabilities	Swift CILA bathroom renovation	1 unit	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$23,510
			Total	\$417,318

Total amount of funds available in 2012:

CDBG 2011 Entitlement	\$417,318
Program Income	\$ 0
Roll-over Funds	<u>\$ 0</u>
Total	\$417,318

2012 Funding Allocations

CDBG Objectives	Allocation
Administration (maximum allocation 20%)	\$32,000
Public Services (maximum allocation 15%)	\$52,000
Other (usually 65% of total funding)	\$333,318
Total 2011 Budget	\$417,318

The 2012 activities are expected to assist 671 low to moderate-income people in Naperville. The table below identifies the total number of persons expected to benefit based on income.

People Assisted Based on Income		
0-30% Median Family Income	465 people	69% of total
30-50% Median Family Income	177 people	26% of total
50-80% Median Family Income	29 people	4% of total

Summary of Past Performance

The city's past performance is being closely monitored by the local Chicago Community Planning and Development (CPD) and Labor Relations offices. The city is working closely with HUD on any past performance issues. Several steps have been taken to demonstrate to HUD and the community that the City has the capacity and commitment to execute the CDBG program:

1. Management of the CDBG grant program has been moved to the Department of Transportation, Engineering and Development. As part of this relocation, the CDBG program is supported by a Grants Administrator, Community Planners, the Transportation and Planning Team Leader, and the Department Director.
2. The City has created policies and procedures to ensure compliance with all HUD requirements including, but not limited to, environmental review, monitoring, procurement, and disbursements.
3. City staff has attended and continues to attend HUD sponsored training on environmental review and process, IDIS, and basic CDBG requirements.
4. In partnership with HUD, the City has reviewed and reprogrammed the disallowed funds from previous program years.

The CDBG program provides extraordinary benefit to the City of Naperville and the City is committed to compliance with all HUD regulations and requirements. We will continue to request assistance from HUD staff as needed and comply with all HUD directives.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

The City of Naperville has not directed assistance in the One-Year Action Plan to any specific geographic area in the City, projects are funded on a citywide basis.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

All projects have been awarded funding based on the merits of the project.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

In the upcoming year, the City will review its priorities for CDBG allocations in the context of the Consolidated Plan and needs and goals of the community. As with many community planning issues, a challenge is obtaining the residents opinions and input through the process due to lack of interest or time to become active participants in the development process. The City will work to make it easier for residents to become a partner through the use of e-mail, public meetings, and workshops. The City will also make concerted efforts to re-establish relationships with other units of governments that are true partners in managing these challenges, most notably DuPage County. These regional issues must be dealt with as a group of municipalities and counties in Illinois. Naperville will seek to participate in these regional meetings to solve some of the problems that residents and prospective residents are encountering.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Federal Resources

Community Development Block Grant (CDBG) - As an entitlement community, the City of Naperville receives an annual allocation of approximately \$400,000 to assist low-income persons for a variety of eligible community development and housing activities. The Naperville City Council establishes the allocations for the use of CDBG funds based on the Consolidated Plan priorities. No program income is anticipated.

HOME Investment Partnerships Act (HOME) - This program is operated as a consortium with DuPage County as the lead agency and the municipalities of Downers Grove, Naperville, and Wheaton as cooperating jurisdictions. Annual funding available is approximately \$1.8 million for eligible activities ranging from rehabilitation of existing rental housing, to tenant based rental assistance and new construction. This program is to benefit low-income persons. It is not known at this time the dollar amount that will be available for future projects within Naperville.

Emergency Shelter Grant Program (ESG) - This program provides grants to qualifying non-profit organizations and local units of government for essential services to homeless individuals, prevention of homelessness activities and maintenance and operation of shelters. The amount of funding that may be available in Naperville is not known.

Permanent Housing for the Handicapped - Funding is awarded by HUD on a nationwide, competitive basis. States are the eligible applicants. The Governor has

designated the Department of Human Services as the State agency to make funding available under this program.

Homeless Continuum of Care - This funding combines several separate homeless funding sources and awards funding to local jurisdictions based on locally defined continuum of care priorities. Funds may be used for permanent housing services or support services.

Emergency Community Services Homeless Grant Program - The Federal Department of Health and Human Services awards funds to the State of Illinois, but the program is administered by local agencies. These agencies can use the funding for comprehensive services to homeless individuals. This includes providing emergency shelter for homeless individuals, delivery of comprehensive counseling and/or case management services to the sheltered homeless, emergency purchases of basic life necessities (food, clothing, medicine, etc.) for homeless clients, referral services for homeless individuals, assistance to homeless individuals to improve their literacy skills, and other services.

Low-Income Energy Assistance Program - The Federal Department of Health and Human Services awards funds to the State of Illinois, but the program is operated locally. This program assists low-income households pay their utility bills (both renter and owners).

Low-Income Housing Tax Credit Program (LIHTC) - The Illinois Housing Development Authority (IHDA) will continue to operate this Federal program. Through this mechanism, the private sector is encouraged to invest in the development of low-income rental housing in return for the receipt of federal tax credits.

Energy Efficiency Conservation Block Grant (EECBG) - The Department of Energy provides Federal funding to local jurisdictions to improve the energy efficiency of commercial and residential buildings. The City of Naperville received \$1,000,000 in funding during 2009 and allocated the funds to several programs including completing energy audits and improvements to residential homes, an energy savings grant program for commercial businesses, and improvements to lower vehicle emissions.

Non-Federal Public Resources

State Programs

Affordable Housing Trust Fund Program - The Trust Fund is capitalized by a portion of the transfer tax that is generated by the sale of residential property in the State. The Trust Fund helps to support a broad range of affordable housing activities. These may include multiple family rehabilitation, new construction, single-family purchase efforts, and other initiatives. Eligible Trust Fund applicants and recipients include non-profit groups, for-profit corporations, local governments, and other entities.

Housing Linked Deposit Program - This program allows the Illinois Treasurer's office to help to finance housing for lower-income households. The objective is to improve the condition and affordability of housing. This ranges from single family, multi-family, and single room occupancy rental development.

The State Treasurer will deposit State funds at favorable rates in Illinois financial institutions that agree to make below market rate "linked" loans to help finance housing development. The loans can be used for pre-development activities, acquisition and development, bridge loans, and mortgage financing.

Housing Partnership Program - The Illinois Housing Development Authority helps fund affordable housing for low and extremely low-income households through this program. IHDA targets the funds to low and extremely low income Illinois households. A priority is placed on addressing the affordable housing needs of households that have high incidence of housing problems.

Single Family Loan Program - The Illinois Housing Development Authority helps to promote and facilitate home ownership through its Single Family Loan Program. As part of this program, IHDA issues bonds, the proceeds of which provide attractive below market rate mortgage loans for qualifying low and moderate income households. In delivering the program, IHDA works with a statewide network of participating lending institutions and builders.

Multi Family Housing Bond/Commercial Paper Programs - Through these programs, IHDA issues tax-exempt bonds and sells commercial paper to finance housing development. Both financing approaches include a low income-targeting requirement.

Emergency Food and Shelter Program - The Illinois Department of Public Aid (IDPA) helps to fund the provision of emergency food and shelter services to the homeless or persons at risk of becoming homeless. The goal of the program is to provide direct food and/or shelter service, ancillary services, and preventive services to persons who are homeless or at risk of becoming homeless.

Circuit Breaker Program - Through the Illinois Department of Revenue, low income individuals aged 65 or older or totally disabled (if older than 16) receive refunds of money paid in property taxes, rent, or nursing home charges. People who qualify for the Circuit Breaker Program are also provided free transportation on public transportation.

Community Based Residential Program - The Department of Human Services funds community-based residential programs that serve persons with mental illnesses or developmental disabilities. Community agencies provide rehabilitation and support services to persons living at housing sites. Support services also are provided to persons living with family members or otherwise in their own homes, as well as in funded facilities.

Community Integrated Living Arrangements (CILA) Program - The Department of Human Services helps fund small, community-based housing services for persons with mental illness or developmental disabilities. The CILA program emphasizes community integration, independence in daily living, and economic self-sufficiency.

Community Care Program - This program provides in home and community-based services to eligible seniors, aged 60 and older. The program consists of four main services: case management, chore/housekeeping, homemaker, and adult care services. The objective is to help elderly individuals maintain their residences and to avoid premature use of nursing homes.

Home Services Program - The Department of Rehabilitation Services provides in home care to persons with disabilities up to age 60 in order to allow them to live independently in their homes. A major goal of the Home Services Program is to avert premature institutionalization of persons with disabilities. The program's services include personal assistants, home delivered meals, adult daycare, home remodeling, respite care, diagnostics, and emergency response.

Youth Homeless Program - The Department of Children and Family Services operates programs to transition youth to independent living and self-sufficiency and two shelters for homeless youth.

Domestic Violence Program - The Department of Public Aid funds a statewide network of local residential shelters, walk-in centers, and specialized service programs. Services provided to victims of domestic violence may include 24-hour crisis hot lines, individual and group counseling, advocacy, information and referral, emergency medical care, food, clothing, and transportation.

Local Programs

Homestead Exemption for Senior Citizens - This program is available from both DuPage and Kane Counties. Under the program, a \$2,000 exemption is given on property tax bills of senior citizens, regardless of income, or the original amount of real estate taxes.

Real Estate Tax Deferral for Senior Citizens - This program is administered by the DuPage County Treasurers Office. Senior Citizens, 65 years or older with a household income of \$30,000 or less may defer all or part of their real estate taxes on their personal residence. This is a loan at 6% interest per annum; to be repaid at the time the property is sold or after the taxpayer's death.

Social Services Grant – An annual allocation of \$250,000 from the City of Naperville's general fund is available to help fund human services benefitting Naperville residents. The Grant is designed to provide funds for the provision of social services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, emergency financial assistance, recreational needs, senior services, or training for local agencies and institutions.

Private Resource

Private Loan Funds - Banks and other lending institutions can provide financing, on a pooled or individual institution basis, for housing development for lower income families. An increase in availability of these resources can be accomplished through distinct programs or on a companion basis with the delivery of State and Federally funded housing programs for low and extremely low income households.

Corporate Investment - Naperville area corporations are increasingly becoming concerned about the availability of nearby affordable housing stock for its labor force. Although corporations do not currently invest significant funds in affordable housing, this increasing level of interest may have the potential in the future to develop into an additional affordable housing resource.

Non-profit Resources

Foundations - Many foundations provide funds for housing development capacity building to organizations that provide assistance to low and extremely low income households.

Volunteers and Contributions - A resource that is difficult to calculate is the value of volunteered time to non-profit groups in the Naperville area, and private contributions of dollars to non-profit groups that aid in the delivery of affordable housing and support services. One example is the number of transitional housing apartments donated to the Transitional Housing Network by various groups. Currently there are 9 such units in the Naperville area, most of which are supported by local churches.

Program Year 3 Action Plan General Questions response:

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The City of Naperville, Department of Transportation, Engineering and Development, has prepared the One-Year Action Plan. CDBG responsibilities have recently been transferred to this department who is responsible for implementing the program. The One-Year Action Plan is based upon the priority needs as identified in the DuPage County 2010-2014 Consolidated Plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The City of Naperville's institutional structure to carry out its housing and community development plan has grown over the past few years and should continue to do so in the future. The City needs to increase the coordination efforts between government agencies and non-profit social services providers to support a concentrated and un-duplicated delivery system.

The projects funded were completed through a public call for projects. In addition, the City notified previous grant applicants and recipients of the call for projects. Due to timing constraints, the City did not hold a pre-application meeting for this CDBG cycle, a meeting the City intends to hold with future grant application cycles. Through the CDBG application, and through conversations with potential applicants, the City stressed the importance of the applicant understanding the rules of the use of CDBG funds. The applicants need to understand that any CDBG funds disbursed by the City from this point forward will be subject to all City of Naperville and HUD regulations and processes including, but not limited to environmental review, subrecipient agreements, monitoring, procurement, Davis Bacon requirements, and disbursements.

Given the needs of the community to bring the CDBG program back into compliance immediately, the City gave significant consideration to projects with proven capacity to complete their projects in the upcoming year and agencies with experience in the use of CDBG funds.

During the summer and fall of 2012, the City will review its priorities for the CDBG program within the context of the Consolidated Plan and further clarify the goals of the program in partnership with the community and other governmental agencies. The City and department have an excellent history in citizen participation processes as evidenced through comprehensive planning studies and engineering projects. Potential public participation tools that could be used include public meetings, e-newsletters, surveys and focus groups. A listing of anticipated public, social service and private industry resources are as follows:

Public Agencies

- City of Naperville
- Naperville Public Libraries
- Naperville Park District
- Naper Settlement Museum Village
- DuPage Community Development Commission
- DuPage County Health Department
- DuPage County Department of Human Resources
- DuPage County Housing Authority
- DuPage County Treasurer's Office
- Will County Development Department

Social Service Agencies

- Breaking Free, Inc.
- Bridge Communities
- Catholic Charities
- Childserv
- Community Career Center
- Community Housing Association of DuPage
- DuPage County Bar Legal Aid
- DuPage PADS
- DuPage Senior Citizens Council
- Ecumenical Adult Day Care
- Family Shelter Service
- Greater DuPage MYM
- Hamdard Center
- HOPE Fair Housing Center
- Illinois Independent Living Center
- Little Friends, Inc.
- Loaves and Fishes Community Pantry
- Metropolitan Family Services
- Naperville CARES
- Naperville Community Outreach
- National Barrier Free, Inc.
- Naperville Responds for Our Veterans
- People's Resource Center
- Ray Graham, Inc.
- Samaritan Interfaith
- Senior Home Sharing
- Serenity House
- Xilin Association

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

As the lead agency, the City will work to rebuild relationships with DuPage County. We will work closely with DuPage County and county-wide non-profit social service agencies to enhance coordination between public and private housing, health, and social service agencies. Expanding outreach efforts to larger agencies with DuPage and Will Counties should increase competition for the annual CDBG funding. The DuPage County Human Services Department will be a valuable partner in this outreach effort.

Program Year 3 Action Plan Managing the Process response:

Citizen Participation

1. Provide a summary of the citizen participation process.

The City of Naperville published the public hearing notice in the Naperville Sun on March 2, 2012. The notice included the time and day of the public hearing and the public review locations. The annual action plan was posted on the City of Naperville website, www.naperville.il.us, at the City Clerk's office, and at three public library locations. The public comment period is from March 2, 2012 to April 2, 2012. A copy of the Public Notice from the Naperville Sun is attached in Appendix A.

2. Provide a summary of citizen comments or views on the plan.

Citizen comments on the plan will be summarized after the close of the public comment period.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

The City of Naperville broadened public participation in the development of the plan by holding a workshop on February 27, 2012 to discuss the plan and a public hearing at a City Council meeting on April 3, 2012. City Council workshops and meetings are well publicized through press releases and available for viewing on the internet and local access television. These meetings are accessible to persons with disabilities and well publicized to all media outlets. Naperville residents, public service organizations, and other interested entities are encouraged to participate and partner in the development of the Naperville Consolidated Plan, Annual Action Plans and any amendments to the Plan and the evaluation of the annual performance report. These partnerships will provide valuable assistance and input in creating these plans that meet the needs of the residents.

In addition, the City utilized press releases, the website, and direct e-mail to previous applicants to advertise the call for projects. The call for projects was combined with the City's Social Services grant program application and 37 CDBG eligible applications were received. Additional information on the plans to improve the citizen participation process is included in the above section "Managing the Process".

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

All comments received before and during public comment period will be accepted and summarized above.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 3 Action Plan Citizen Participation response:

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 3 Action Plan Institutional Structure response:

In addition to the formal structure inherent in administering CDBG funds, the city will pursue informal communication and coordination with public and private housing agencies, other governmental agencies, private businesses, non-profit community agencies and other entities who work to meet the housing assistance and support needs of low income and moderate income people in the community. In particular, the city will continue the activities with Naperville CARES, a local social service provider, and the DuPage Housing Authority. The city will coordinate local agencies to help reduce duplication of programs, to emphasize efficient service delivery for local, state, and federal programs, and to identify and overcome gaps in institutional structure for carrying out the previously described strategies developed to address the priority needs. The city participates in a DuPage Funder's Collaborative designed at creating efficiencies and addressing social service gaps throughout the county. The city will also actively recruit agency feedback at an annual meeting before the CDBG grant season. This will be an open house to all social service providers to emphasize collaboration and partnerships in service delivery as well as an informative meeting for city staff to ensure efficient delivery of information and CDBG services. The city participates in the Homelessness Continuum of Care, which works towards the elimination of homeless throughout DuPage County. The city will coordinate with the city and state historic preservation officers to evaluate properties for historical significance as part of the environmental review process related to the use of federal funds.

The Department of Transportation, Engineering and Development will implement strategies for Consolidated Plan priorities with a number of city departments, local service providers, and agencies from DuPage County, and the Will County Development Department.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 3 Action Plan Monitoring response:

In order to insure compliance with its Consolidated Plan, the City of Naperville will implement the following monitoring strategies and procedures:

1. On-site visits of subrecipients receiving CDBG funding will be conducted at random to monitor financial management systems, procurement and contracting procedures, conflict of interest policies and other administrative and program requirements. Subrecipients will be notified in writing in advance of the monitoring visit and will be sent a written follow-up letter of any findings or recommendations.
2. Each year the City of Naperville will send subrecipients a copy of the most recent Section 8 income limits for the Chicago area, which are to be used as a basis of reporting for beneficiaries of grant funding.
3. All subrecipients will be required to send period project reports prior to a request for reimbursement and an annual report consisting of the following information:
 - Number of low-income persons benefiting from the project
 - Number of moderate-income persons benefiting from the project
 - Breakdown of number of persons/households assisted by the project by HUD reporting classification:
 - American Indian or Alaska Native
 - Asian
 - Black/African American
 - Native Hawaiian or Other Pacific Islander
 - White
 - American Indian or Alaska Native and White
 - Asian and White
 - Black/African American and White
 - American Indian or Alaska Native and Black/African American
 - Balance of individuals reporting more than one race

In accordance with new procedures developed by the City and approved by HUD, the City of Naperville will review all reports for completeness, not disbursing reimbursement funds until the reporting requirements have been satisfied. Based on the reports, a determination will be made as to whether or not the subrecipient complies with the minimum CDBG requirement of 70 % benefit to low and moderate-income persons.

4. Given the recent changes to the Naperville CDBG Program, technical assistance will be provided by the City of Naperville to all CDBG subrecipients to explain the administrative and reporting requirements of the CDBG program. Copies of the various Federal circulars, executive orders, and CDBG descriptive material will be provided at this time. The City of Naperville will monitor subrecipients carefully to ensure compliance with these requirements and offer suggestions where needed.

5. The City of Naperville has a Code Enforcement team comprised of four sworn code enforcement officers and a supervisor. The Code Enforcement team responds to all property maintenance code complaints or general housing issues. (Fair housing complaints are managed through the CDBG Administrator and Transportation and Planning Team Leader) We ensure that when individuals or organizations come to the city for permits that improvements are in compliance with city codes, including our energy code.
6. During 2011, the City developed and revamped policies and procedures to ensure compliance with all HUD requirements. We will use these new procedures and continue to use HUD as a resource in ensuring compliance with all applicable regulations.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 3 Action Plan Lead-based Paint response:

Prevention and rehabilitation measures will be taken in all CDBG funded housing projects to ensure the extinction of lead-based paint hazards. All rehabilitation projects in which the building was constructed before 1978 will address lead-based paint regulations. The City will monitor to assure lead-based paint regulations are followed on all city housing rehabilitation projects. If lead-based paint is found during initial testing on a project where families with children under the age of six reside they will be referred to the County Health Department for testing for lead-based paint exposure. All city projects in which the building was constructed prior to 1978 and the housing rehabilitation special determines the presence of lead-based paint, contractors certified in safe work practices will be used for abatement. Clearance tests will be performed by an EPA certified risk assessor and a certified laboratory upon project completion. The city has an arrangement with DuPage County to assist the city in lead-based paint abatement. Lead-based paint hazards will also be taken into consideration in all pertinent CDBG funded projects being undertaken by sub-grantees. All CDBG funded projects will also take asbestos into consideration.

Most of the potential lead based paint hazards in Naperville are restricted to the older area of the City where the majority of the housing stock pre-dates 1978. Specifically, this area is bounded by Ogden Avenue on the north, Columbia Street on the east, Hillside Road on the south and the DuPage River on the west. U.S. Census data indicates that there could be as many as 2,700 households that may be at risk of exposure to lead based paint hazards. These households are located in Naperville's low and moderate income area, using the exception criteria figure of 24.57 percent, it is estimated that potentially 500 low and moderate income persons risk exposure to lead based paint hazards.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

For the purposes of this One-Year Action Plan, the City of Naperville will report on affordable housing, homeless, and non-homeless special needs housing objectives according to the DuPage County 5-Year Consolidated Plan. The City of Naperville has adopted strategies to meet needs for non-housing community development, and anti-poverty objectives.

CDBG program activities supporting consolidated plan objectives and outcomes are found in the activity description sheets that follow below.

Summary of 2010-2014 Objective/Outcomes

Consolidated Plan Objectives	Performance Indicators	Expected Number	Outcome/ Objective*
Rental Housing			
Increase supply, quality, and affordability of rental housing	Households	460	DH-2
Improve the quality of affordable rental housing	Households	65	SL-2
Owner Housing			
Increase availability and access to owner housing	Households	125	DH-1
Increase supply, quality and affordability of owner housing	Households	80	DH-2
Homeless			
Support essential services and facility improvements to enable homeless persons to access suitable living environments	Persons	51,000	SL-1
Special Needs			
Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	Persons	109,000	SL-1

The following activities maintain the availability of affordable housing in the City of Naperville.

Agency	Activity Name	Objective	Funding	Expected Units
DuPage PADS	Olympus Place-replace sliding glass doors	Improve the quality of affordable rental housing	\$29,000	10 units
Illinois Independent Living Center/Katharine Manor Apartments	Window Replacement	Improve the quality of affordable rental housing	\$23,000	12 units
Little Friends	Acquisition of a home for developmentally disabled adults	Support of essential services, building acquisition, and facility improvements to enable special needs persons to	\$100,000	1 unit

		access suitable living environments		
Naperville Elderly Homes	Unit Rehab – kitchen renovations	Improve the quality of affordable rental housing	\$23,000	11 units
Ray Graham Association for People with Disabilities	Swift CILA bathroom renovation	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$23,510	1 unit
		Total	\$198,510	35

- Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

In addition to the CDBG funds that are used to meet the need of affordable housing, there are also other programs that provide substantial funding toward increasing the stock of affordable housing. Some of this funding is attached to the client, so when the household moves the funding moves, such as Housing Choice Vouchers. Other funding is project based, which means that the landlord or building owner receives the funding. Funding for affordable housing may also be indirect, such as tax credits, reduced interest loans, or special financing initiatives. Most affordable housing projects use multiple funding sources in order to complete a project.

Additional Funding Sources

- Department of Mental Health/Illinois Dept. of Human Services Supportive Housing Program
- DuPage County Human Services
- HOPE Fair Housing
- DuPage Housing Authority
- IDHS Office for Rehabilitation Services
- NCO Youth and Family Services
- Outreach Community Ministries/Transitional Shelter Programs
- DuPage Homeownership Center
- Illinois Homebuyer Program (I-Loan)
- Low-Income Home Energy Assistance Program (LIHEAP)

Collaborative organizations, which bring together resources to fund affordable housing projects or advocate for affordable housing include DuPage United and the DuPage Housing Action Coalition

Program Year 3 Action Plan Specific Objectives response:

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 3 Action Plan Public Housing Strategy response:

There is no public housing authority in Naperville, but there are approximately 600 assisted units, of which 42 percent are for the elderly. The DuPage Housing Authority is a great asset. A number of assisted housing units for low-income persons with special needs are available at several facilities. In addition, approximately 220 Naperville households receive Section 8 tenant-based rental assistance through the DuPage County Housing Authority. These tenants must locate a landlord willing to participate in the program and accept the federally designated Fair Market Rent. The authority reports that high rents in Naperville make use of Section 8 difficult.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 3 Action Plan Barriers to Affordable Housing response:

The City of Naperville is expected to reach residential build-out within the next five to ten years. The high cost of developing land makes the construction of affordable housing a challenge in the undeveloped area of the City. Undeveloped farmland in the Naperville area has sold for as high as \$80,000 per acre, which forces developers to build larger homes for over \$300,000 in order to break even or make a profit. In order to help overcome some of the barriers to the provision of affordable housing, the TED Business Group will undertake the following strategies:

- Aggressively advertise the availability of the Attainable Housing Toolkit on the City's Website. A product of the City's 2009 study on Attainable Housing, a toolkit was created and compiles all resources across jurisdictions in a single location. The toolkit provides one stop for people to find information about tax relief, home rental and rehabilitation assistance, income assistance and transportation programs.
- Work with local agencies to assess the current demand for affordable units for ownership in the City of Naperville. Working in collaboration with local agencies will result in creative solutions for the affordable housing challenges that the City of Naperville is facing as it approaches build-out. By identifying the existing demand for affordable units in the City, City staff and local agencies can work together to meet these needs.

- Work with interested developers and community partners on proposed affordable housing developments. The City should ensure that developers are aware of the density bonuses and other provisions within the Municipal Code granted for developments inclusive of affordable units.

Fair Housing Initiatives

The City of Naperville is committed to Fair Housing practices. The Fair Housing Advisory Commission plays an important role in discouraging illegal and unethical housing practices by promoting and encouraging fair housing to all. It is the objective of the Commission to ensure that all people have a fair and equal opportunity to purchase, own, lease or occupy housing within the City of Naperville without discrimination on the basis of race, color, religion, sex, gender, national origin, ancestry, age, marital status, familial status, physical or mental handicap or disability, military status, sexual orientation or legal source of income.

The City responds to fair housing complaints as they are received. Recent communications on landlord responsibilities and tenant rights included the obligations of the landlord to comply with fair housing requirements. In the upcoming year, the City intends to stabilize the membership of the Fair Housing Advisory Commission, review and identify priorities for implementation from the 2007 Analysis of Impediments to Fair Housing Choice in the City of Naperville, and establish and strengthen relationships with community partners to further fair housing including Hope Fair Housing center and community realtors.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.

- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 3 Action Plan HOME/ADDI response:

The City of Naperville is part of the DuPage County HOME Consortium and does not receive HOME funding directly from HUD.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

With the goal to reduce homelessness in mind, the City has implemented a Social Services Grant program within the City general operating fund and has allocated \$250,000 annually to enhance social service activities for community benefit. The Social Services grant program includes emergency services, Seniors, Self-sufficiency, Special populations, and Youth as its priorities. The funds provide necessary financial assistance to not-for-profit social service agencies to serve many of the needs identified in the Consolidated Plan. Specifically, the City allocated the following funds to activities related to homelessness through the 2011 Social Services Grant program:

Organization	Activity	Funding
Bridge Communities	Transitional Housing Case Management	\$8,000
DuPage PADS	Olympus Place Permanent Supportive Housing Services	\$8,000
DuPage PADS	Emergency Night Shelter	\$20,000
Family Shelter Service	Intermediate Housing Program	\$5,000
Naperville CARES	Emergency Assistance Program	\$30,000
Serenity House	Women's Naperville Recovery Home	\$5,000
	Total:	\$76,000

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

In addition to the Social Services Grant fund, the City will continue to implement the following CDBG strategies to reduce the number of families in poverty:

- Work with social service providers, other governmental and local agencies to encourage the provision of additional supportive housing.
- Work with social service providers, other governmental entities, and local agencies to encourage the provision of additional transitional housing units.
- Work with social service providers, other governmental entities, and local agencies to further identify the needs of those threatened with poverty and to find resources to meet those needs. This will involve referrals for counseling, rent assistance, transportation provisions, employment, or other supportive services.
- Work to provide services for low-income youth.

Potential obstacles to completing these actions steps include a lack of financial assistance to meet priority needs and a lack of information as to the location and needs of the homeless.

The following 2012 activities will support homeless prevention and emergency shelters.

Agency	Activity Name	Objective	Funding	Expected Persons
Bridge Communities	Safety rehabilitation work on transitional housing buildings	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$80,808	120
Family Shelter Service	Intermediate Housing- new roof, ADA ramp improvements, flood damage repairs	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$26,000	5

Naperville CARES	Rental Deposit and Emergency Assistance Programs	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$52,000	447
Total			\$158,808	572

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2013. Again, please identify barriers to achieving this.

The city needs to develop planned action steps aimed at eliminating chronic homelessness.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The city is planning to meet the needs of the homeless within the context of the characteristics of DuPage County homelessness: increased population growth, fragmented services, increasing subpopulations of vulnerable residents, lack of transportation, and the complexity of governmental units. The revised Plan and Recommendations are contained in the Executive Summary located at www.dupagehomeless.org under Plan to End Homelessness Update 2008. This Plan emphasizes emergency and systems prevention, outreach to the unsheltered, needs assessment, creation of permanent housing, supportive services, increasing affordable and different types of housing, and moving people experiencing homelessness into permanent housing as quickly as possible.

Components of Updated Plan to End Homelessness:

- Homelessness Prevention: Assist persons at risk to maintain their housing through emergency assistance and eviction prevention.
- Outreach and Engagement: Conduct outreach to shorten homelessness, and community outreach to build awareness and support.
- Housing: Generate long-term housing solutions (supply, vouchers, and models) and a way to navigate the system in order to re-house everyone in a timely way.
- Employment/Other Income: Provide access to mainstream benefits, employment and other income.
- Services: Provide a link to case management, mental health, substance use, and healthcare services to shorten homelessness and increase housing stability.
- Needs Assessment Data: Utilize the Homeless Management Information System (CMIS), and the homeless count to influence system decisions.
- Funding: Seek funding from the HUD Continuum of Care, IL Dept. of Human Services Homeless Prevention and ESG funds, DuPage County Community Development Block Grant Funds and others.
- System Change: Promote discharge planning and housing advocacy to prevent homelessness and shorten the length of time people spend homeless.

The Plan aims at addressing the prevention of homelessness with concentration on specific populations including:

- Jobless
- Veterans
- Persons with serious mental illness
- Persons with substance abuse issues
- Persons with HIV/AIDS
- Persons with multiple diagnoses
- Victims of domestic violence
- Youth
- Chronically homeless
- Homeless families with children

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

The city does not have a discharge coordination policy, but plans to create and implement a new discharge coordination policy during the 2012 program year.

Program Year 3 Action Plan Special Needs response:

The CDBG funded projects by both Bridge Communities as well as Family Shelter Service focus on capital improvements to suitable living environments for the jobless, victims of domestic violence, and homeless families with children.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 3 Action Plan ESG response:

Not applicable to the City of Naperville.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

The table below reflects Figures from Naperville's 2003 Community Development Needs (Table 16).

Community Development Needs

Priority Community Development Needs	Priority Need Level	Dollars to Address Unmet Priority Need
PUBLIC ACTIVITY NEEDS		
Senior Centers	Med	\$25,000
Handicapped Centers	Med	\$50,000
Homeless Facilities	NA	\$0
Youth Centers	Med	\$10,000
Child Care Centers	NA	\$0
Health Facilities	NA	\$0
Neighborhood Facilities	Med	\$50,000
Parks and/or Recreation Facilities	NA	\$0
Parking Facilities	NA	\$0
Non-Residential Historic Preservation	NA	\$0
Other Public Facility Needs	High	\$900,000
INFRASTRUCTURE		
Water Sewer Improvements	NA	\$0
Street Improvements	NA	\$0
Sidewalks	Med	\$100,000
Solid Waste Disposal Improvements	NA	\$0
Flood Drain Improvements	NA	\$0
Other Infrastructure Needs	Med	\$100,000
PUBLIC SERVICE NEEDS		
Senior Services	High	\$75,000
Handicapped Services	Med	\$20,000
Youth Services	Med	\$40,000
Child Care Services	NA	\$0
Transportation Services	Med	\$10,000
Substance Abuse Services	Med	\$5,000
Employment Training	Med	\$10,000
Health Services	Med	\$10,000
Lead Hazard Screening	Med	\$15,000
Crime Awareness	Med	\$40,000
Other Public Service Needs	High	\$380,000
ECONOMIC DEVELOPMENT		
ED Assistance to For-Profits	NA	\$0
ED Technical Assistance	NA	\$0
Micro-Enterprise Assistance	NA	\$0
Rehab; Publicly or Privately Owned Commercial/Industrial	NA	\$0
C/C Infrastructure Development	NA	\$0
Other C/I Improvements	NA	\$0
PLANNING		
Planning	Med	\$360,000
TOTAL ESTIMATED DOLLARS NEEDED		\$2,200,000

Note: Figures from Naperville's 2003 Community Development Needs (Table 16) were used to complete table 2B (DuPage County 2010-2014 Consolidated Plan)

- Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Non-Housing Community Development Objectives

Consolidated Plan Objectives	Performance Indicators	Outcome/ Objective*
Community Development		
Assist in the provision of transportation options	Persons	SL-2
Remove Architectural Barriers		
Enhance accessibility of owner-occupied homes or non-profit owned, occupied rental units	Persons	SL-1
Enhance overall accessibility of Naperville by reducing architectural barriers in public facilities	Persons	SL-1
Public Facilities		
Enhance the inventory of supportive housing	Persons	SL-1
Enhance the services provided by public facilities	Persons	SL-1
Public Services		
Undertake public service activities	Persons	SL-1

Proposed Activities Addressing Community Development Needs

Agency	Activity Name	Expected #	Objective	Funding
City of Naperville	ADA Downtown Sidewalk Accessibility Improvements	NA	Enhance overall accessibility of Naperville by reducing architectural barriers in public facilities	\$28,000
Naperville CARES	Rental Deposit and Emergency Assistance Programs	447 persons	Undertake public service activities	\$52,000
			Total	\$80,000

Program Year 3 Action Plan Community Development response:

Through the funding of recommended projects, the City of Naperville is addressing objectives related to the enhancing services provided by public facilities, removing architectural barriers and enhancing accessibility within the community, and undertaking community development public service activities.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 3 Action Plan Antipoverty Strategy response:

The following projects are designed to reduce the numbers of people in poverty. The seniors, people with disabilities and low-income at-risk youth are all members of the population who are in poverty.

Agency	Activity Name	Expected #	Objective	Funding
Bridge Communities	Safety rehabilitation work on transitional housing buildings	4 units	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$29,725

DuPage PADS	Olympus Place – replace sliding glass doors	10 units	Improve the quality of affordable rental housing	\$29,000
Family Shelter Service	Intermediate Housing – new roof, ADA ramp improvements, flood damage repairs	1 unit	Support essential services and facility improvements to enable homeless persons to access suitable living environments	\$26,000
Heritage YMCA	Family Resource Center – operating costs	50 persons	Public Services	\$11,717
Illinois Independent Living Center/Katharine Manor Apartments	Window Replacement	12 units	Improve the quality of affordable rental housing	\$23,000
Little Friends	Acquisition of a home for developmentally disabled adults	1 unit	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$100,000
Naperville CARES	Rental Deposit and Emergency Assistance Programs	447 persons	Undertake public service activities	\$52,000
Naperville Elderly Homes	Unit Rehab – kitchen renovations	11 units	Improve the quality of affordable rental housing	\$37,000
Ray Graham Association for People with Disabilities	Swift CILA bathroom renovation	1 unit	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$23,510
			Total	\$331,952

Based on the 2010 American Community Survey poverty rate of 3.4%, Naperville as a whole has a relatively small percentage of poverty level residents, up from the 2000 census. A number of the Community Development Information Survey respondents mentioned that there is a growing need for transitional units and financial assistance to single mothers. These groups and others not specifically mentioned are ones that need to be targeted to help reduce poverty and to end the cycle of homelessness. With this goal in mind, the City will implement the following strategies:

- Work with social service providers, other governmental and local agencies to encourage the provision of additional supportive housing. Organizations such as Little Friends have had an excellent track record in providing the type of supportive housing that enables persons with developmental disabilities to live independently.
- Work with social service providers, other governmental and local agencies to encourage the provision of additional transitional housing units.
- Work with social service providers, other governmental and local agencies to encourage the provision of affordable housing units for ownership. This will help empower residents who are ready to move on from transitional units and make the units available for other residents in need.
- Work with social service providers, other governmental and local agencies to further identify the needs of those threatened with poverty and to find resources to meet those needs. This will involve referral for counseling,

assistance in paying rent, or providing transportation. The need for financial assistance in crisis situations was identified as a high priority in the City's Housing and Community Development Information Survey.

- Work with Naperville Police Department to continue the after school programs for extremely low-income youth at the Naper Trails apartment complex in Naperville. This program not only benefits very low-income single mothers, but it provides a structured environment for youth to spend after school time.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

Consolidated Plan Objectives	Performance Indicators	Expected Number	Outcome/ Objective*
Special Needs			
Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	Persons	109,000	SL-1

In its Annual Action Plan, the City of Naperville will undertake several activities that will provide direct assistance to the special needs sub-populations. A description of the individual projects and activities to be performed is as follows:

Agency	Activity Name	Expected #	Objective	Funding
Illinois Independent Living Center/Katharine Manor Apartments	Window Replacement	12 units	Improve the quality of affordable rental housing	\$23,000
Little Friends	Acquisition of a home for developmentally disabled adults	1 unit	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$100,000
Naperville Elderly Homes	Unit Rehab – kitchen renovations	11 units	Improve the quality of affordable rental housing	\$23,000
Ray Graham Association for People with Disabilities	Swift CILA bathroom renovation	1 unit	Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	\$23,510
			Total	\$169,510

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

The identification of the other special needs populations – although not homeless, but at risk of becoming homeless – is also difficult. Specifically, these sub-groups are the elderly and frail elderly and persons with disabilities (mental, physical, and developmental).

Between 2000 and 2010, the number of persons living in Naperville aged 65 years and older increased from 7,991 persons to 12,300 persons. This represents over a 50% increase during the ten-year period. According to the DuPage Senior Citizens Council, over 30% of home-delivered meals provided to the elderly in Naperville are delivered to extremely low and very low-income residents. Furthermore, nearly 50% of extremely low-income elderly renters and homeowners face a housing cost burden of over 50% of their incomes towards rent or mortgage. Many of these households would qualify for government provided supportive services based on income levels.

The number of persons age 55-64 has increased from 6.5 to 11.4% of the population. This indicates that Naperville needs to prepare for a growing elderly population in the next five to ten years.

A summary of the special needs facilities and services in Naperville are as follows:

Alliance for the Mentally Ill of DuPage County – Supportive housing is provided for 6 extremely low-income severely mentally ill adults at its group home in Naperville. They are considered good candidates to make the transition to independent living and are supervised by 24-hour staff provided by the DuPage County Department of Health under the CILA program.

Charles Court Apartments – 129 units of low income housing for the elderly is provided at this apartment complex in Naperville.

DuPage Senior Citizens Council – Provides congregate meals for elderly persons in Naperville, as well as home delivered meals. Also provides information and referral to elderly, including low-cost home maintenance service.

Ecumenical Adult Care – Operates an elderly daycare program for up to 25 low-income persons in Naperville who are considered frail elderly.

Illinois Independent Living Center – A total of 32 units of low income housing for the physically disabled is provided at the Katherine Manor Apartment Complex.

Little Friends, Inc. – Supportive housing is provided for 58 low-income developmentally disabled adults at 14 group homes throughout Naperville.

Martin Manor Apartments – 121 units of low income housing for the elderly is provided at this apartment complex in Naperville.

Ray Graham, Inc. – Supportive housing is provided for 4 low-income developmentally disabled adults at its group home in Naperville.

Senior Home Sharing – A group home in Naperville currently provides housing for 6 low-income elderly persons who live independently for the most part, but who are monitored by agency staff on occasion. Six low-income elderly persons currently reside in this home.

Program Year 3 Action Plan Specific Objectives response:

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 3 Action Plan HOPWA response:

The City of Naperville does not receive HOPWA funding in Program Year 2012. No response required for this section.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 3 Specific HOPWA Objectives response:

The City of Naperville does not receive HOPWA funding in Program Year 2011. No response required.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

**PUBLIC HEARING AND
PUBLIC COMMENT PERIOD
NOTICE CITY OF
NAPERVILLE COMMUNITY
DEVELOPMENT BLOCK
GRANT FOR THE 2012
ANNUAL ACTION PLAN**

PUBLIC NOTICE is hereby given to all persons interested that on April 3, 2012 the City Council of the City of Naperville will hold a public hearing to identify the general housing and community development needs of persons who may benefit from its Community Development Block Grant (CDBG). The public hearing is being held to review the 2012 Annual Action Plan, which is a report that plans how Community Development Block Grant funds will be spent.

The hearing will be held in the Council Chambers at 400 S. Eagle Street, Naperville, IL 60540 at 7:00 PM. Citizens are invited to address comments either to CDBG Coordinator Anna Straczek at straczeka@naperville.il.us or 630-305-5315 or by public comment at the April 3, 2012 public hearing. A copy of the 2012 Annual Action Plan will be available at the Naperville Public Libraries, the Naperville Municipal Center and on the City's website on March 2, 2012. The public comment period will be open from March 2, 2012 to April 2, 2012. Information will also be available on the city's website, <http://www.naperville.il.us/cdbg.aspx>.

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Pub: 3/2/2012