

CITY OF NAPERVILLE  
*Steve Chirico, Mayor*

CITY CLERK'S OFFICE

2021 ANNUAL  
ACTION PLAN  
(YEAR 2)



# Table of Contents

Executive Summary.....	2
AP-05 Executive Summary - 91.200(c), 91.220(b) .....	2
PR-05 Lead & Responsible Agencies - 91.200(b) .....	4
AP-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	6
AP-12 Participation - 91.401, 91.105, 91.200(c) .....	22
Expected Resources .....	24
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) .....	24
Annual Goals and Objectives .....	28
AP-35 Projects - 91.420, 91.220(d) .....	33
AP-38 Project Summary .....	34
AP-50 Geographic Distribution - 91.420, 91.220(f) .....	41
AP-75 Barriers to affordable housing -91.420, 91.220(j) .....	42
AP-85 Other Actions - 91.420, 91.220(k) .....	44
Program Specific Requirements.....	47

# Executive Summary

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

### 1. Introduction

The City of Naperville is a Community Development Block Grant (CDBG) entitlement community as defined by Title I of the Housing and Community Development Act of 1974. Naperville receives an annual block grant that can be used to address critical and unmet community needs, including housing rehabilitation, public facilities, infrastructure, economic development and public services. Grants are allocated by the U.S. Department of Housing and Urban Development (HUD) on a formula basis. This Annual Action Plan (AAP) describes the programs that will be funded with CDBG funds during the 2021 Program Year, which will run from April 1, 2021 to March 31, 2022.

Naperville is a member of the DuPage County Consortium which includes DuPage County, Downers Grove and Wheaton, as well as Naperville. DuPage County is the lead agency for the Consortium. In 2020, Naperville worked with DuPage County to complete a five-year Consolidated Plan for Program Years 2020-2024, beginning April 1, 2020 and ending March 31, 2024. The Consolidated Plan assessed the City's affordable housing, homeless and non-housing community development needs and market conditions, set goals and objectives, and developed funding priorities for CDBG programs. The 2021 Annual Action Plan (AAP) will be completed by the City of Naperville and covers the second year of the Consolidated Plan period, which will run from April 1, 2021 to March 31, 2022.

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

In Program Year 2021, the City of Naperville will fund a total of 9 CDBG projects, including grant administration expenses. These awards are based on a projected Program Year 2021 allocation of \$530,000.

The 2021 projects are listed below in Table A.

Sort Order	Subrecipient Name	Program Name	CDBG Funding
1	Bridge Communities, Inc.	Transitional Housing Rehabilitation	\$ 110,000
2	DuPage PADS	Olympus Place Supportive Housing Program	\$ 14,000
3	Illinois Independent Living Center	Apartment Acquisition/Rehabilitation	\$ 125,000
4	Little Friends, Inc.	CILA Rehabilitation	\$ 58,000
5	Loaves & Fishes CARES Program	Emergency Financial Assistance	\$ 66,000
6	Ray Graham Association	Starling CILA Chairlift Installation	\$ 21,000
7	UCP Seguin	You Hold the Key Project, Phase III	\$ 44,800

8	City of Naperville	Single-Family Rehabilitation Program	\$ 31,200
9	City of Naperville	Grant Administration	\$ 60,000
		TOTAL	\$530,000

**Table 1 - TABLE A. Program Year 2021 CDBG Projects**

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

The CDBG program provides an extraordinary benefit to the City of Naperville and the City is committed to compliance with all HUD regulations and requirements. The COVID-19 pandemic dominated PY 2020, causing delays and changes to many prior year projects. Submission of the PY 2020 Annual Action Plan was delayed from March, 2020 to July, 2020. As a result, most PY 2020 projects were also delayed. Despite these problems, several major projects were completed and the City successfully implemented an entirely new program of public services and public facility improvements to respond to the pandemic, focused on emergency assistance to individuals, households and small businesses. Despite these challenges, the City maintained a timeliness ratio less than 1.5 times its annual grant allocation and expects to complete all outstanding projects by the end of PY 2021.

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

The Citizen Participation Process is conducted according to public participation policies and procedures detailed in the City’s CDBG Standard Procedures manual. The process includes at least two public meetings/hearings and a public comment period for citizens to provide feedback on proposed plans. This year, a public meeting/information session took place via Zoom Webinar on October 8, 2020. A public comment period began on January 18, 2021 and will conclude on February 16, 2021, with a virtual public hearing on February 16, 2021.

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

To be added.

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

To be added.

### **7. Summary**

The City strives to allocate funds to the highest priority projects that make the most cost-efficient use of limited funds. The City will use the proposed Housing Needs Analysis/Affordable Housing Plan to provide direction for future efforts to encourage the preservation and development of affordable housing options.

## 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.

Agency Role	Name	Department/Agency
CDBG Administrator	NAPERVILLE	City Clerk's Office

Table 2 – Responsible Agencies

### Narrative

**Naperville Role:** The City of Naperville is a Community Development Block Grant (CDBG) entitlement community as defined by Title I of the Housing and Community Development Act of 1974. This means that Naperville is eligible to receive an annual grant that can be used to address critical and unmet community needs, including those for housing rehabilitation, public facilities, infrastructure, economic development and public services. The CDBG Program is administered by the U.S. Department of Housing and Urban Development (HUD), which allocates CDBG funds annually on a formula basis. Counties and entitlement municipalities are required to submit a Consolidated Plan (ConPlan) every five years.

The City of Naperville *City Clerk's Office* has full responsibility for implementing Naperville's CDBG program, including administering all grants, preparing the Naperville sections of the Consolidated Plan and preparing Naperville's Annual Action Plan (AAP).

The ConPlan analyzes affordable housing and community development needs and market conditions and uses the data to develop five-year funding priorities for CDBG and other federal programs. Naperville's ConPlan includes its own housing market analysis and needs assessment, analysis of non-housing community development needs and strategic plan. The AAP outlines the actions, activities and programs that the City will undertake during each program year to address the ConPlan priorities and goals. The AAP explains how these projects will move the goals of the ConPlan forward. The City Clerk's Office works closely with other city departments, including the Transportation, Engineering and Development (TED) Business Group, Department of Public Works and Finance Department to prepare both the ConPlan and AAP.

**DuPage County Role:** DuPage County is the Lead Agency of the DuPage County HOME Consortium. Naperville is a Participating Jurisdiction in the Consortium. As Lead Agency, the Consortium is responsible for administration of HOME funds available to DuPage County and the Participating Jurisdictions. Membership in the HOME Consortium allows Naperville access to HOME funding that can be used to finance affordable housing projects that are not eligible for CDBG funding. DuPage County is also responsible for submitting the ConPlan and AAP's on behalf of all members of the Consortium.

In addition to Naperville and DuPage County, the DuPage County HOME Consortium also includes the municipalities of Downers Grove and Wheaton. The three municipalities all qualify as entitlement communities for the CDBG Program, but Wheaton and Downers Grove are joint recipients with DuPage County while Naperville receives its own CDBG allocation.

### **Consolidated Plan Public Contact Information**

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#### DuPage County-DuPage HOME Consortium

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

### **1. Introduction**

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

As part of its Citizen Participation Plan, Naperville holds least two public meetings/hearings per year to discuss the priorities and procedures of the CDBG and SSG programs. The first of these meetings for PY 2021, the Pre-Application Workshop, was held on Thursday, October 8, 2020 via Zoom Webinar and included a Call For Projects for Program Year 2021 (April 1, 2021 – March 31, 2022) and a review of the City's priorities and application process for both the Community Development Block Grant (CDBG) and city-funded Social Services Grant (SSG). (Additional information on the Pre-Application Meeting, public comment period and public hearing is provided in **AP-12, Citizen Participation.**) On Monday, January 18, 2021, the draft PY 2021 Annual Action Plan was released for public comment. The public comment period will conclude with a public hearing, held via Zoom Webinar at the City Council meeting at 7:00 p.m., Tuesday, February 16, 2021.

Naperville maintains close contact with its CDBG and Social Services Grant (SSG) grantees and with nonprofit agencies serving Naperville residents. The COVID-19 pandemic made it necessary to change the usual methods of communication. Though in-person meetings were curtailed, the City substituted phone and video contacts and continued to review reports sent by agencies funded by the City.

The City of Naperville consulted with DuPage County and other municipalities through its membership in the HOME Advisory Group and the DuPage Continuum of Care (DuPage CoC). The HOME Advisory Group advises the County on the use of HOME funds for affordable housing; the Continuum of Care is a coalition of public and private agencies which develops strategies to meet the needs of the homeless in DuPage County.

**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.**

The City of Naperville is a member of the DuPage County Continuum of Care (DuPage CoC), composed of public and private agencies charged with meeting the housing, health, and social service needs of the chronically homeless, families with children, veterans and other homeless

populations. The long-term mission of the DuPage CoC is to develop and support effective strategies to end homelessness in DuPage County. The DuPage County Department of Community Services is the lead agency for the DuPage CoC.

City staff works closely with subrecipients and grantees to implement Continuum of Care goals, including homelessness prevention, outreach, rapid rehousing, maintaining/increasing affordable housing, providing supportive services and moving towards self-sufficiency. The City directly funds emergency rent/utility assistance; transitional housing for individuals and families; transitional housing for victims of domestic violence; outreach, counseling and transitional housing for youth; transitional housing and counseling for recovering substance abusers; permanent housing for chronically homeless individuals; affordable rental housing rehabilitation; and a wide variety of supportive services including mental health counseling, substance abuse prevention, food assistance and employment counseling.

**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**

The City of Naperville does not receive ESG funds, but does provide feedback and assistance with the development of performance standards, evaluation, and development of policies and procedures for HMIS administration through its participation in the DuPage CoC.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	360 YOUTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information.



3	<b>Agency/Group/Organization</b>	BRIDGE COMMUNITIES, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Focus group – discuss needs/recommend strategies
4	<b>Agency/Group/Organization</b>	CHILDSERV (KIDS ABOVE ALL)
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Public Services - Abused Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information's-funded rehab of housing for abused/neglected children.
5	<b>Agency/Group/Organization</b>	COMMUNITY ACCESS NAPERVILLE
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Coordinate with other providers of recreational programs for disabled children.

6	<b>Agency/Group/Organization</b>	CAREER & NETWORKING CENTER
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Local funding of employment services.
7	<b>Agency/Group/Organization</b>	DUPAGE HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<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>	Public meeting - provide information.
8	<b>Agency/Group/Organization</b>	DUPAGE PADS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Continue funding services and rehab of permanent supportive housing for chronically homeless.  Focus group – discuss needs/recommend strategies

9	<b>Agency/Group/Organization</b>	DUPAGE SENIOR CITIZENS COUNCIL
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Services - Elderly
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of services for elderly persons.
10	<b>Agency/Group/Organization</b>	RIVERWALK ADULT DAY CARE
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Pubic Services - Elderly
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of services for elderly persons.
11	<b>Agency/Group/Organization</b>	FAMILY SHELTER SERVICE/METROPOLITAN FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Public Services - Victims of Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of services for domestic violence services.

12	<b>Agency/Group/Organization</b>	ILLINOIS INDEPENDENT LIVING CENTER, KATHARINE MANOR APARTMENTS
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<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>	Public meeting - provide information. Funding of capital improvements for housing for persons with disabilities.
13	<b>Agency/Group/Organization</b>	LOAVES & FISHES COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services - Food & Nutrition
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Coordinate with other homeless services providers.
14	<b>Agency/Group/Organization</b>	Naperville Elderly Homes
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Housing - Elderly Persons
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. CDBG funding of capital improvements for housing elderly persons. Focus group – discuss needs/recommend strategies.

15	<b>Agency/Group/Organization</b>	NAPERVILLE HERITAGE SOCIETY
	<b>Agency/Group/Organization Type</b>	Other government - Local Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Information on architectural barrier removal in public facilities.
17	<b>Agency/Group/Organization</b>	SANJEEVANI 4 U
	<b>Agency/Group/Organization Type</b>	Services-Mental Health/Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Local funding of services for persons with disabilities.
18	<b>Agency/Group/Organization</b>	RAY GRAHAM ASSOCIATION FOR PEOPLE WITH DISABILITIES
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<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>	Public meeting - provide information's and local funding of capital improvements for housing elderly persons. Focus group – discuss needs/recommend strategies.

19	<b>Agency/Group/Organization</b>	SENIOR HOME SHARING
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons
	<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>	Public meeting - provide information. Local funding for services for elderly persons in shared housing.
20	<b>Agency/Group/Organization</b>	SERENITY HOUSE INC
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services - Substance Abuse
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Local funding of housing and services for recovering substance abusers.
21	<b>Agency/Group/Organization</b>	TURNING POINTE AUTISM FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<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>	Public meeting - provide information.

22	<b>Agency/Group/Organization</b>	YMCA OF METROPOLITAN CHICAGO
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services - Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of after-school services to low-income children.
23	<b>Agency/Group/Organization</b>	UCP SEGUIN SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Additional services for persons with disabilities.
24	<b>Agency/Group/Organization</b>	LITTLE FRIENDS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Additional services for persons with disabilities.
25	<b>Agency/Group/Organization</b>	NAMI DUPAGE
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Additional services for persons with disabilities.
26	<b>Agency/Group/Organization</b>	WDSRA (Western DuPage Special Recreation Association)
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public meeting - provide information. Additional services for persons with disabilities.
27	<b>Agency/Group/Organization</b>	NORTHERN ILLINOIS FOOD BANK
	<b>Agency/Group/Organization Type</b>	Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Food Assistance
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information.
28	<b>Agency/Group/Organization</b>	EDWARD FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health Services



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provided information.
29	<b>Agency/Group/Organization</b>	SAMARACARE
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Mental Health Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional mental health services.
30	<b>Agency/Group/Organization</b>	TEEN PARENT CONNECTION
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services for Families
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Continued funding for services to teen parents.
31	<b>Agency/Group/Organization</b>	PROJECT HELP/YWCA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services to Families
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Coordination of services for families.

32	<b>Agency/Group/Organization</b>	ALIVE TEEN CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services for Children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for children.
33	<b>Agency/Group/Organization</b>	NAPERVILLE YOUTH DEVELOPMENT COALITION D/B/A KIDSMATTER
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services for Children and Families
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for families and children.
34	<b>Agency/Group/Organization</b>	LITERACY DUPAGE
	<b>Agency/Group/Organization Type</b>	Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information.
35	<b>Agency/Group/Organization</b>	DUPAGE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing 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>	Public Meeting
36	<b>Agency/Group/Organization</b>	DUPAGE COUNTY COMMUNITY SERVICES DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Housing Programs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion on use of CDBG funds, CDBG programs, improved coordination of CDBG planning activities with to increase communication and improve programs. Member of HOME Advisory Group - monthly meeting to exchange information and adopt changes to programs and policies, when necessary.
37	<b>Agency/Group/Organization</b>	DUPAGE COUNTY HEALTH DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public Meeting

38	<b>Agency/Group/Organization</b>	HOPE FAIR HOUSING CENTER
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Meeting – provide information
39	<b>Agency/Group/Organization</b>	EVERGREEN REAL ESTATE GROUP
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Meeting - provide information.
40	<b>Agency/Group/Organization</b>	NAPERVILLE PARK DISTRICT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Barrier removal and park infrastructure
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consult on improvements to parks in low and moderate-income concentration areas and improving accessibility in parks. Provide funding for park accessibility projects.
41	<b>Agency/Group/Organization</b>	CITY OF AURORA
	<b>Agency/Group/Organization Type</b>	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>	Review Annual Action Plan. Provide notice of public meetings and availability of draft Annual Action Plans.
42	<b>Agency/Group/Organization</b>	CONTINUUM OF CARE AGENCIES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<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 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>	Attend public meetings - provide information. Funding to agencies for homeless housing and services in line with CoC strategies.
43	<b>Agency/Group/Organization</b>	HOUSING ADVISORY COMMISSION
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Housing Programs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Commission meetings – provide information. Sponsored and held meetings on Housing Needs Assessment, fair housing and housing strategies.
	<b>Agency/Group/Organization</b>	SENIOR TASK FORCE

44	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Public Meeting.

Table 4 – Agencies, groups, organizations who participated

**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	DuPage Continuum of Care	Needs Assessment/Goals and Objectives

Table 5 - 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 City of Naperville encourages residents, public service organizations, and other interested parties to participate in the development of the Consolidated Plan and Annual Action Plans by attending public meetings and public hearings held at various stages of plan development.

The City of Naperville opened its public participation process for the 2021 Annual Action Plan with a Public Meeting/Information Session from 2:00 p.m. – 3:30 p.m., Thursday, October 8, 2021. To ensure public safety during the COVID-19 pandemic, the meeting was conducted as a Zoom Webinar, with the opportunity for participants to submit questions verbally and in writing. The Public Meeting/Information Session included information on both CDBG and the city-funded Social Services Grant (SSG) program for Fiscal Year 2021 (January 1, 2021-December 31, 2021). City staff provided an overview of both programs and presented information on the Consolidated Plan and Annual Action Plan (AAP), including funding priorities, application procedures, timelines, evaluation criteria and changes from previous years. The Public Meeting/Information Session was publicized in advance on the City's website, <http://www.naperville.il.us>, and through press releases to local media outlets. Materials presented at the public meeting, including PowerPoint presentations and applications, were available on the website the day following the meeting. Nonprofit organizations with a presence in Naperville also received direct emails advertising the information session and call for projects. A total of 69 organizations participated in the Public Meeting/Information Session via Zoom. City staff was also available to answer additional questions and provide technical assistance prior to the application deadline on Friday, November 6, 2021.

A notice announcing the public comment period and public hearing for the City's Annual Action Plan was published in the Naperville Sun on Sunday, January 17, 2021. The notice included the date, time and location of the public hearing, dates of the public comment period, public review locations and information on how to submit comments. The Program Year 2020 Annual Action Plan will be posted on the City of Naperville website, <http://www.naperville.il.us>, and at three Naperville public library locations from Monday, January 18, 2021 to Tuesday, February 16, 2021. Although the Naperville Municipal Center is not open to the public at this time, hard copies were available by mail or pick-up by contacting the Naperville City Clerk's Office.

A public hearing to hear citizen comments on the plan will be held at the regularly scheduled City Council meeting on Tuesday, February 16, 2021, after which the City Council will vote to adopt the Annual Action Plan. The City Council meeting will take place virtually as a Zoom Webinar.

**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	Public Meeting (via Zoom Webinar)	Non-targeted/broad community	A total of 40 people attended the public meeting/information session on October 8, 2020, not including city staff.	Attendees commented on the priorities and asked questions regarding programs, evaluation criteria and application submission.	All questions were answered in as much detail as possible. No comments or questions were declined.	

**Table 6 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

As a metropolitan city with over 50,000 residents, Naperville qualifies as an entitlement community for the federal Community Development Block Grant (CDBG) Program. Entitlement communities receive annual grants from the U.S. Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities directed towards revitalizing neighborhoods, increasing economic development, and improving community facilities and services. Grantees must give maximum priority to activities that benefit low and moderate-income persons, aid in the prevention or elimination of slums or blight, and meet urgent community development needs that pose a serious threat to the health or welfare of the community. Grantees have wide flexibility to develop their own programs, activities and funding priorities so long as they meet one of these national objectives. The Naperville City Council establishes the allocations for the use of CDBG funds based on the priorities set forth in the five-year Consolidated Plan.

Allocations for each CDBG entitlement grantee are determined annually by HUD following adoption of the federal budget by Congress. Since HUD's final CDBG award for Program Year (PY) 2021 is not available at this time, the proposed PY 2021 awards are based on an estimated allocation of \$530,000. This amount is approximately 1.25% less than the PY 2020 allocation of \$537,062 and reflects the trend of recent allocation amounts. At this time, no program income is anticipated and no funds from prior year projects that came in under budget are included. Although some prior year funding usually becomes available, the COVID-19 pandemic resulted in most outstanding prior year projects being delayed or revised in scope. As a result, staff has decided not to include prior year funding, at least until more PY 2019 and PY 2020 are fully completed later in 2021. This AAP also includes Contingency Provisions, described below in the "Discussion" section, in case the City's final allocation amount exceeds or falls below the anticipated \$530,000 allocation or the City determines that some prior year funding will definitely be available. The City will also utilize a waiver of pre-award costs to assist projects whose operations would be disrupted if the City's CDBG funding is delayed beyond the program year start date, April 1, 2021.

For succeeding years covered by this Consolidated Plan, the City is currently estimating that annual CDBG allocations will average approximately \$525,000 for a total of \$1,575,000 in years 2022-2024. Actual allocations are expected to vary based on several factors, including the amount of funds appropriated by Congress, the total number of entitlement communities, population and demographic changes, and changes in the

components of the formula used by HUD to determine allocation amounts. Therefore, allocations are likely to vary from year to year, and, as discussed above, are trending slightly lower each year. It is also anticipated that available funds in most years will include some reallocated funds from projects that did not use their full funding allocation.

Other federal resources available to Naperville residents include funds from supplemental CDBG allocations (CDBG-CV) authorized by the CARES Act to address the COVID-19 pandemic, and funding available from other CARES Act programs through DuPage and Will Counties, the State of Illinois and directly from federal agencies. To date, Naperville has received over \$1,000,000 in CDBG-CV funding (CD-CV 1 - \$315,985 and CD-CV 3 - \$708,000). Disposition of these funds has been addressed through Substantial Amendments to the PY 2019 Annual Action Plan.

The CDBG-CV funds are in addition to ongoing programs including the Housing Choice Voucher Program, Social Security Disability (SSI and SSDI) Programs, HOME Investment Partnerships Act (HOME), Emergency Solutions Grant (ESG, Homeless Continuum of Care programs, Permanent Housing for the Handicapped Program, Emergency Community Services Homeless Grant Program, Low-Income Energy Assistance Program (LIHEAP), and Low-Income Housing Tax Credits (LIHTC). These programs are available to low and moderate-income individuals and households directly, and to nonprofit organizations, private developers and local governments through county, state and local agencies.

**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/Planning Econ. Development Housing Public Facilities Public Services	530,000	0		530,000	1,575,000	Annual CDBG allocation plus any prior year resources available.

**Table 7 - 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**

To receive CDBG funds from the City of Naperville, local non-profit organizations must submit a detailed application demonstrating that the project will meet a national objective of the CDBG program, meet the criteria for eligible activities and meet at least one priority of the DuPage County Consortium Consolidated Plan. Although there are no specific matching requirements for CDBG-funded projects, project evaluation criteria also include the extent to which CDBG funds are leveraged against other funds.

CDBG subgrantees make use of a wide variety of state, local, corporate, foundation and private funding sources in addition to CDBG and other federal funds. State and locally-administered funding programs include the Emergency Food and Shelter Program, Community-Based Residential Program, Community Integrated Living Arrangements (CILA) Program, Community Care Program, Home Care Services Program and Domestic Violence Program. Other important and frequently used funding sources include foundation grants, United Way grants, and corporate and individual donations.

The City of Naperville’s Social Services Grant (SSG) Program is an important local funding source leveraging CDBG resources. An annual allocation from proceeds of the City’s Food and Beverage Tax is used to fund the SSG which provides direct grants to social service organizations that assist Naperville residents. Grants may be used for program costs, salaries, supplies and materials. The call for projects for the SSG takes place at the same time as the CDBG call for projects and the applications and evaluation criteria are similar. Applications for SSG funding that meet CDBG requirements may be funded under that program depending on funding availability. For PY 2021, several social service providers are recommended to receive both SSG funding for social services programs and CDBG funding for related capital improvements. These are Bridge Communities, Inc. for transitional housing services to homeless families, DuPage PADS for services to homeless individuals in shelters and in permanent supportive housing, Loaves & Fishes Community Services for homelessness prevention and food assistance and Ray Graham Association for housing and supportive services for adults with disabilities.

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

No publicly owned land or property located in incorporated Naperville is currently designated to address the needs identified in the plan.

**Discussion**

HUD NOTICE CPD 19-01, issued February 13, 2019, "Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2019" instructs grantees not submit their Consolidated Plan and/or Annual Action Plan until after HUD announces the Program Year formula allocation amounts. Since the amount of Naperville's Program Year 2021 grant allocation was unknown when the Annual Action Plan was being developed, the City is using an estimated amount of \$530,000. The following contingency provisions will be employed if the final allocation amount is higher or lower than the estimated amount. Naperville's submitted plan will be adjusted to reflect the actual allocation amount, plus any prior year funds that the City is able to confirm at that time.

- 1) **Final grant allocation exceeds \$530,000:** If the final grant allocation exceeds \$530,000, the City will undertake the following change(s) in proposed activities:
  - a. Add additional funding for CDBG-eligible public services activities 1) Loaves & Fishes CARES Emergency Financial Assistance Program up to \$70,000, and 2) DuPage PADS Olympus Place Supportive Housing Program with total public services costs to remain within the 15% HUD cap on public service activities;
  - b. Add funding for fair housing activities (subject to planning and administration cap);
  - c. Add funding for infrastructure and facility improvement projects located in low and moderate-income concentration areas (based on census tract block group data), or for infrastructure improvement projects targeted to low and moderate-income single-family homeowners or rental properties occupied by a minimum of 51% low and moderate-income residents, or barrier removal/ADA compliance projects in City-owned properties. These projects will be managed by the City of Naperville Transportation, Engineering & Development Business Group (TED) or the City of Naperville Department of Public Works;
- 2) **Final grant allocation is less than \$530,000:** If the final grant allocation is less than \$535,000, the City will undertake the following one of the following changes in proposed activities: Reduce additional funding for Single-Family Home Repairs or proportionally reduce the proposed funding amounts for all activities to match the actual allocation amount.

**Pre-Award Cost Waiver:** In addition to the guidance on submitting Consolidated Plans and Annual Action Plans, NOTICE CPD-19-01 included a waiver of 24 CFR 470.200(h), the section that specifies the situations under which a grantee may incur costs prior to the effective date of its grant agreement. Sections V.8.2 and V.8.3 of the Notice state that the effective date of a grantee's grant agreement will be considered to be the earlier of either the grantee's program year start date or the date that the consolidated plan/action plan (with actual allocation amounts) is received by HUD. If the City of Naperville decides to use the waiver, the City will document in writing the conditions giving rise to the need to use the waiver, and maintain the documentation for HUD's review. The City of Naperville will include any activity for which the costs are being incurred in its AAP prior to the costs being incurred.

## 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 Rental Housing	2020	2021	Affordable Housing	City of Naperville	Housing	CDBG: \$125,000	Rental Housing Acquired/Rehabilitated: 1 Housing Unit
2	Affordable Owner-Occupied Housing	2020	2024	Affordable Housing	City of Naperville	Housing	CDBG: \$31,200	Homeowner Housing Rehabilitated: 5 Housing Units
3	Homeless Housing and Supportive Services	2020	2021	Homeless	City of Naperville	Extremely Low-Income, At-Risk, and Homeless Hhlds.	CDBG: \$110,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8 Households Assisted
4	Special Needs Housing and Supportive Services	2020	2021	Non-Homeless Special Needs	City of Naperville	Housing	CDBG: \$123,800	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8 Households Assisted
6	Non-Housing Community Development: Homeless	2020	2021	Non-Housing Community Development	City of Naperville	Extremely Low-Income, At-Risk, and Homeless Hhlds.	CDBG: \$66,000	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted
7	Non-Housing Community Development: Pub. Services	2020	2024	Non-Housing Community Development	City of Naperville	Non-Housing Community Development Needs	CDBG: \$14,000	Public service activities other than Low/Moderate Income Housing Benefit: 11 Households/18 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Administration & Planning	2020	2024	Planning & Administration	City of Naperville	Extremely Low-Income, At-Risk, and Homeless Hhlds. Housing Non-Housing Community Development Needs	CDBG: \$60,000	Other: 1 Other

Table 8 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Rental Housing
	<b>Goal Description</b>	<p><b><i>To preserve and increase the quality and availability of affordable rental housing through rehabilitation, acquisition and construction.</i></b></p> <p><i>Illinois Independent Living Center (Katharine Manor Apartments) - \$125,000 will be used to acquire and rehabilitate one 2-bedroom unit for use as a permanently affordable rental unit in an apartment building providing affordable, accessible housing to low and moderate-income disabled homeowners and renters. Approximately \$100,000 will be used to acquire the unit (subject to results of an appraisal) and \$25,000 will be used to rehabilitate the unit.</i></p>

2	<b>Goal Name</b>	Affordable Owner-Occupied Housing
	<b>Goal Description</b>	<p><b><i>To preserve and increase the quality and availability of affordable owner-occupied housing through rehabilitation and other assistance.</i></b></p> <p><i>Subrecipient/City of Naperville – A total of \$31,200 in PY 2021 CDBG funds will be added to \$41,750 in PY 2019 CDBG funds to create a single-family rehabilitation program. In PY 2021, the program will rehabilitate 5-6 housing units owned and occupied by low- or moderate-income homeowners, with priority given to senior households seeking to age in place. The City will seek to contract with an experienced nonprofit housing organization to manage this program.</i></p>
3	<b>Goal Name</b>	Homeless Housing and Supportive Services
	<b>Goal Description</b>	<p><b><i>To support essential services, facility improvements and facility development to enable homeless and at-risk persons to access suitable living environments.</i></b></p> <p><i>Bridge Communities, Inc. - A total of \$110,000 in CDBG funds will be used to replace windows, patio doors, water heater, boiler and rehabilitate 4 kitchens at an 8-unit apartment building providing transitional housing for approximately 32 individuals in 8 households. Improvements will improve energy efficiency and significantly reduce operating expenses.</i></p>

4	<b>Goal Name</b>	Special Needs Housing and Supportive Services
	<b>Goal Description</b>	<p><b><i>To support essential services and facility improvements to enable persons with special needs to access suitable living environments.</i></b></p> <p>A total of \$123,800 will be used to rehabilitate three (3) CILA homes (Community Integrated Living Arrangements) providing affordable, accessible rental housing to low- and moderate-income people with disabilities.</p> <p><i>Little Friends, Inc.</i> – \$58,000 in CDBG funds to rehabilitate a Community Integrated Living Arrangement (CILA) home providing housing for 4 disabled adults by renovating the kitchen, installing a drain tile foundation system and upgrading 2 bathrooms to full compliance with the Americans with Disabilities Act (ADA).</p> <p><i>Ray Graham Association</i> - \$21,000 in CDBG funds will be used to improve handicapped accessibility at a Community Integrated Living Arrangement (CILA) home housing 6 physically and developmentally disabled adults by installing 2 chairlifts.</p> <p><i>UCP Seguin</i> - \$44,800 in CDBG funds will be used to enlarge and completely remodel a bathroom UCP Seguin’s Community Integrated Living Arrangement (CILA) group home housing 4 adults with severe disabilities due to Cerebral Palsy. The rehabilitation will bring the home into full compliance with the Americans with Disabilities Act (ADA).</p>
5	<b>Goal Name</b>	Non-Housing Community Development: Homeless
	<b>Goal Description</b>	<p><b><i>To reduce the incidence of poverty and homelessness by providing public services to prevent homelessness and assist homeless and at-risk persons to become self-sufficient.</i></b></p> <p><i>Loaves &amp; Fishes CARES Program</i> - \$66,000 for homelessness prevention through temporary rent and utility assistance, and counseling services benefitting approximately 280 persons in 70 households.</p>
6	<b>Goal Name</b>	Non-Housing Community Development: Pub. Services
	<b>Goal Description</b>	<p><b><i>To assist low-income households and reduce the incidence of poverty by providing public services to enhance life skills and self-sufficiency.</i></b></p> <p><i>DuPage PADS Olympus Place Housing Program</i> - \$14,000 for on-site services to approximately 11-18 chronically homeless persons living in supportive housing. Additional funding will be provided by the City-funded Social Service Grant (SSG).</p>



7	<b>Goal Name</b>	Administration & Planning
	<b>Goal Description</b>	\$60,000 for administration of the Community Development Block Grant (CDBG) Program and planning for community development needs. May include housing, fair housing, community/neighborhood, land use/zoning and other types of plans, as well as expenses to conduct training and implement the Analysis of Impediments to Fair Housing Choice (AI) and housing/community development plans, as adopted.

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

### Introduction

The City of Naperville's Program Year 2020 CDBG projects are described below:

#	Project Name
1	Bridge Communities – Transitional Housing Rehabilitation
2	DuPage PADS - Olympus Place Supportive Housing Program
3	Illinois Independent Living Center – Apartment Acquisition/Rehabilitation
4	Little Friends, Inc. – CILA Rehabilitation
5	Loaves & Fishes CARES Program - Emergency Financial Assistance
6	Ray Graham Association - Starling CILA Chairlift Installation
7	UCP Seguin – You Hold the Key Project, Phase III
8	City of Naperville – Single-Family Rehabilitation Program
9	City of Naperville - Grant Administration

Table 9 – Project Information

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

During PY 2020, the City of Naperville completed two major planning projects that impacted the choice of programs to be funded: First, the City adopted a new Consolidated Plan to guide investment of CDBG funds from PY 2020 – PY 20204. The plan included priorities, goals and objectives based on data analysis, and collaboration and consultation with key stakeholders representing Naperville's low and moderate-income residents. Second, as part of the City's implementation of its 2017 Analysis of Impediments to Fair Housing Choice (AI) the City adopted a Work Plan based on recommendations included in a Housing Needs Assessment and Affordable Housing Action Plan. The Single-Family Rehabilitation Program was included in the Work Plan.

All projects funded in PY 2021 were reviewed and approved by an Evaluation Team composed of staff and residents to ensure that they reflect the City's priorities and goals. All meet the national objectives of the CDBG program and are designed to address the needs of low and moderate-income Naperville residents.

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

<b>1</b>	<b>Project Name</b>	Bridge Communities – Transitional Housing Rehabilitation
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Homeless Housing and Supportive Services
	<b>Needs Addressed</b>	Extremely Low-Income, At-Risk, and Homeless HHlds.
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	A total of \$110,000 in CDBG funds will be used to replace windows, patio doors, water heater, boiler and rehabilitate 4 kitchens at an 8-unit apartment building providing transitional housing for approximately 32 individuals in 8 households. Improvements will improve energy efficiency and significantly reduce operating expenses.
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low- and very low-income homeless families participating in a transitional housing program.
	<b>Location Description</b>	432 E. Bailey Road, Naperville, IL
	<b>Planned Activities</b>	<ol style="list-style-type: none"> <li>1) Replace existing windows and patio doors with energy-efficient models.</li> <li>2) Replace water heater.</li> <li>3) Replace boiler.</li> <li>4) Rehabilitate 4 kitchens.</li> </ol>
<b>2</b>	<b>Project Name</b>	DuPage PADS - Olympus Place Supportive Housing Program
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Non-Housing Community Development: Pub. Services
	<b>Needs Addressed</b>	Extremely Low-Income, At-Risk, and Homeless HHlds.
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	A total of \$14,000 in CDBG funds will be used to provide supportive services to approximately 11-18 formerly chronically homeless persons living at Olympus Place apartments, an affordable supportive rental housing complex owned and managed by DuPage PADS.
	<b>Target Date</b>	3/31/22

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 formerly chronically homeless households.
	<b>Location Description</b>	5 Olympus Place, Naperville, IL
	<b>Planned Activities</b>	Provide supportive services to residents.
3	<b>Project Name</b>	Illinois Independent Living Center – Apartment Acquisition/Rehabilitation
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Affordable Rental Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	A total of \$125,000 will be used to acquire and rehabilitate one 2-bedroom unit for use as a permanently affordable rental unit in an apartment building providing affordable, accessible housing to low and moderate-income disabled homeowners and renters. Approximately \$100,000 will be used to acquire the unit (subject to results of an appraisal) and \$25,000 will be used to rehabilitate the unit.
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One low- or moderate-income household whose members have severe physical disabilities.
	<b>Location Description</b>	Katharine Manor Apartments, 1141 Iroquois, Naperville, IL
	<b>Planned Activities</b>	<ol style="list-style-type: none"> <li>1. Acquire one 2-bedroom apartment.</li> <li>2. Rehabilitate the apartment, including renovation of the kitchen, bathroom and doors.</li> </ol>
4	<b>Project Name</b>	Little Friends, Inc. – CILA Rehabilitation
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Special Needs Housing and Supportive Services
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$58,000

	<b>Description</b>	A total of \$58,000 in CDBG funds will be used to rehabilitate a Community Integrated Living Arrangement (CILA) home providing housing for 4 disabled adults by renovating the kitchen, installing a drain tile foundation system and upgrading 2 bathrooms to full compliance with the Americans with Disabilities Act (ADA).
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four (4) severely disabled adults.
	<b>Location Description</b>	760 South Washington, Naperville, IL
	<b>Planned Activities</b>	<ol style="list-style-type: none"> <li>1. Renovate Kitchen.</li> <li>2. Install Drain Tile Foundation System.</li> <li>3. Upgrade two bathrooms to ADA compliance.</li> </ol>
5	<b>Project Name</b>	Loaves & Fishes CARES Program - Emergency Financial Assistance
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Non-Housing Community Development: Homeless
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$66,000
	<b>Description</b>	A total of \$66,000 in CDBG funds will be used to provide Homelessness Prevention/Emergency Assistance Program for individuals and families at high risk of homelessness. Provides emergency financial assistance to cover rent, mortgage, and utility payments. Agency work with clients to connect them to other resources.
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 70 low- and moderate-income households comprised of approximately 280 persons.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provide temporary rent, mortgage, and/or utility payments to prevent recipients from becoming homeless. Provide counseling to resolve financial issues and access benefits.

6	<b>Project Name</b>	Ray Graham Association: Starling CILA Chairlift Installation
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Special Needs Housing and Supportive Services
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$21,000
	<b>Description</b>	A total of \$21,000 in CDBG funds will be used to improve handicapped accessibility at a Community Integrated Living Arrangement (CILA) home housing 6 physically and developmentally disabled adults by installing 2 chairlifts.
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six (6) adults with severe physical and developmental disabilities.
	<b>Location Description</b>	52 Starling Lane, Naperville, IL
	<b>Planned Activities</b>	Install two chairlifts.
7	<b>Project Name</b>	UCP Seguin – You Hold the Key Project, Phase III
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Special Needs Housing and Supportive Services
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$44,800
	<b>Description</b>	A total of \$44,800 in CDBG funds will be used to enlarge and completely remodel a bathroom UCP Seguin’s Community Integrated Living Arrangement (CILA) group home housing 4 adults with severe disabilities due to Cerebral Palsy. The rehabilitation will bring the home into full compliance with the Americans with Disabilities Act (ADA).
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four (4) adults with severe disabilities due to Cerebral Palsy.
	<b>Location Description</b>	715 Sara Lane, Naperville, IL

	<b>Planned Activities</b>	Demolish, enlarge and reconstruct bathroom to comply with the Americans with Disabilities (ADA) Act.
<b>8</b>	<b>Project Name</b>	City of Naperville – Single-Family Home Repair Program
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Affordable Owner-Occupied Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$31,200 (PY 2021), \$41,750 (PY 2019)
	<b>Description</b>	A total of \$31,200 will be used to develop a single-family home repair program for low and moderate-income owner-occupants of single-family homes, with emphasis on senior households. This program will be administered by a subrecipient chosen through a competitive procurement process.
	<b>Target Date</b>	3/31/22
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5-6 low- and moderate-income homeowners, including senior households.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Conduct repairs of single-family homes owned and occupied by low-and moderate-income homeowners
<b>9</b>	<b>Project Name</b>	City of Naperville - Grant Administration
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Affordable Rental Housing Affordable Owner-Occupied Housing Special Needs Housing and Supportive Services Homeless Housing and Supportive Services Non-Housing Community Development: Pub. Facilities Non-Housing Community Development: Homeless Non-Housing Community Development: Pub. Services
	<b>Needs Addressed</b>	Housing Non-Housing Community Development Needs Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$60,000



<b>Description</b>	A total of \$60,000 is a portion of the salary and benefits of staff administering and managing the Program Year 2021 Community Development Block Grant (CDBG) Program.
<b>Target Date</b>	3/31/22
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A.
<b>Location Description</b>	400 S. Eagle Street, Naperville, IL
<b>Planned Activities</b>	Grant Administration.

## **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**

Projects will be located in the City of Naperville.

All projects selected for funding were chosen for their ability to meet the national objectives of the CDBG program and the goals of the Consolidated Plan. Projects will primarily or exclusively benefit low and moderate-income individuals with emphasis on families with children, homeless persons transitioning to permanent housing, and persons with special needs.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Naperville	100

**Table 10 - Geographic Distribution**

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

The City of Naperville generally has not directed assistance to specific geographic areas because the types of projects assisted are located throughout the City.

### **Discussion**

In February, 2019, HUD released new data on the number and percentage of low and moderate-income residents in each census tract block group. A preliminary analysis of this data indicates that the number of low and moderate-income residents in Naperville has increased, accompanied by an increase in the number of census tract block groups that qualify as low and moderate-income concentration areas under Naperville's exception grantee criteria. The City of Naperville will closely monitor conditions in these areas and will consult with city agencies and social service organizations to determine how best to assist these households and preserve affordable housing in these neighborhoods.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Providing affordable housing for residents of all income levels is a significant challenge in Naperville, a relatively high-income community with high land and property values. This situation is complicated by the decreasing availability of buildable land, pushing housing costs even higher, and by a lack of experienced affordable housing developers.

### **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**

In PY 2017, the City of Naperville completed a new Analysis of Impediments to Fair Housing Choice (AI), to replace its previous AI, completed in 2007. Two of the impediments identified were a lack of affordable housing units in the City and failure of the comprehensive plan to adequately address affordable housing for non-elderly, non-disabled residents. Recommendations included the following:

- Fully integrate planning for affordable housing and fair housing into the comprehensive planning and implementation process with plan amendments.
- Undertake a housing needs assessment/affordable housing plan to determine the gap between the demand and supply of affordable housing.

In 2019-2020, the City commissioned both a Housing Needs Assessment/Affordable Housing Plan and an update to its Comprehensive Master Plan. The Housing Needs Assessment predicted that high housing demand combined with limited availability of land would force costs up and encourage teardowns. Without changes in housing types and density, land costs are likely to increase and further reduce the supply of affordable housing. The study also suggested that a lack of diverse housing types and sizes reduced affordable options for low- and moderate-income households, seniors and people with disabilities. The Comprehensive Master Plan Update, which is still under development, also identified affordability as an issue and suggested options such as smaller lot sizes, accessory units, attached housing and more mixed-use zoning.

In January, 2021, the City Council adopted an Affordable Housing Work Plan based on some of the recommendations included in the Housing Needs Assessment/Affordable Housing Plan. The Work Plan, to be completed over the next year, includes an inclusionary zoning study, a study on methods of preserving existing affordable housing and development of a single-family rehab revolving loan program. Other options that may be implemented at a later date, include developing relationships with affordable housing developers and evaluating city-owned land to determine if any sites would be suitable for affordable housing development.

## **Discussion**

Providing affordable housing for residents of all income levels is a significant challenge in Naperville, a relatively high-income community with high land and property values. Recognizing the social and economic benefits associated with a versatile housing stock, Naperville is committed to supporting housing policies and programs that bolster the local housing market and the local economy, and plans several actions to maintain the existing affordable housing stock and increase the number of available units.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Naperville will undertake additional actions to address the following areas of concern:

- Meeting Underserved Needs
- Reducing Lead-Based Paint Hazards
- Reducing the Number of Poverty-Level Families
- Developing Institutional Structure
- Enhancing Coordination Between Public and Private Housing and Social Service Agencies

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

The City will give high priority to working with its existing nonprofit partners to address new needs that have taken precedence as a result of the COVID-19 pandemic, especially in the areas of homelessness prevention, food assistance, assistance to homeless service providers, and mental health and domestic violence counseling organizations.

The City will use the priorities established in the Consolidated Plan for Program Years 2020-2024 to guide the allocation of CDBG funds. The City will continue to utilize public meetings, workshops, surveys and consultations with service providers, as well as analyzing new data, as it becomes available, to improve its understanding of community needs. During future program years, the City may consider requesting proposals for both CDBG and Social Service Grants that are specifically targeted towards underserved needs or population groups.

City staff will also continue to participate in the DuPage County HOME Advisory Commission to learn about available services and advise the commission about Naperville's specific needs. Knowledge obtained from studies and consultation with local service providers is being used to determine which community needs are not currently being addressed adequately by existing programs, prevent duplication of services and improve coordination between service providers.

An additional obstacle to meeting underserved needs is the unavailability and uncertainty of adequate funding for projects. The actual amount of the CDBG allocation fluctuates from year to year and is influenced by factors beyond the City's control. Funding amounts are generally not adequate to meet the City's needs, especially in the areas of public services and affordable renter and owner-occupied housing. In future years, the City may consider researching and applying for additional sources of community development funding.

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

For 2021, the City will prioritize actions designed to prevent homelessness and support renters and

owners negatively impacted by job loss and income disruption. These actions will include expanding funding for rent and mortgage assistance, funding legal services to assist renters and homeowners to avoid eviction and foreclosure, and providing additional supportive services, such as food, mental health and employment assistance.

Other housing-related issues are discussed in “**AP-75 Barriers to affordable housing -91.420, 91.220(j)**”.

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

An assessment of the need for lead-based paint remediation will be undertaken for all CDBG-funded housing projects. The City will communicate with subrecipients and monitor all projects to ensure that lead-based paint regulations are implemented correctly in rehabilitation projects. Applicable lead-based paint regulations will be followed for all rehabilitation projects in which the building was constructed prior to 1978. If necessary, contractors certified in safe work practices will be used for rehab work. The City has an arrangement with DuPage County to assist the City in lead-based paint abatement.

Most of the potential lead-based paint hazards in Naperville are restricted to the older area of the City where most 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. The City will pay special attention to monitoring rehabilitation projects located in these areas.

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

Community Development Block Grant (CDBG) Program: In addition to using CDBG-CV funds to prevent homelessness, the following CDBG awards are proposed for PY 2021 funds:

- **Transitional Housing for Homeless Families and Youth:** \$110,000 to Bridge Communities, Inc. to rehabilitate transitional housing for homeless families.
- **Permanent Housing for People with Disabilities:** \$125,000 to Illinois Independent Living Center for acquisition and rehabilitation of an accessible unit as permanent affordable rental housing for very low-income persons with severe physical disabilities.
- **Housing for People with Special Needs:** \$123,800 to three nonprofit housing providers – Little Friends, Inc., Ray Graham Association and UCP Seguin - for rehabilitation work on their facilities providing housing and services to persons with severe physical and mental disabilities.
- **Public Services for Homeless and Formerly Homeless Households:** \$66,000 to Loaves & Fishes CARES Program to provide emergency rent and utility assistance to families at risk of homelessness due to severe financial difficulties and \$14,000 to DuPage PADS to provide support services to chronically homeless persons with disabilities.

Social Services Grant (SSG) Program: The Social Services Grant (SSG) Program is a crucial component of

the City's strategy to reduce the number of poverty-level families. For the 2020 Fiscal Year, a total of \$500,000 will be allocated to organizations and programs that provide assistance to low-income families. These programs include emergency rent and utility assistance, services to single parents, emergency housing, food assistance, employment counseling, substance abuse counseling, mental health counseling, youth services and after- school programs.

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

The City of Naperville will work with city departments, local service providers, and agencies from DuPage County and Will County to implement the Consolidated Plan goals and strategies for 2020-2024.

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 organizations working to meet the housing assistance and support needs of low and moderate-income people in the community.

The City will work with local agencies to coordinate services to eliminate gaps, reduce duplication of programs, and emphasize efficient service delivery for local, state, and federal programs.

The City will continue to participate in the DuPage County HOME Advisory Commission and will increase participation in the Continuum of Care (CoC) and other organizations, such as Impact DuPage to learn and provide input on how implementation of homelessness and affordable housing programs can be improved county-wide.

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

The City will continue to work to strengthen relationships with DuPage County and with county-wide nonprofit social service agencies and housing providers, including the DuPage Housing Authority. We will work with these organizations to enhance coordination between public and private agencies and between nonprofit agencies providing different services to the same clientele. Many nonprofit agencies have already developed these partnerships and the City will consult with them to determine how we can help to enhance these efforts.

### **Discussion**

See individual sections above.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

This section reports on Naperville's expected Program Income for Program Year 2020, the amount of funds that will be used for urgent needs and on the percentage of CDBG funds that will be used to benefit low and moderate income residents.

#### 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.	88.68%



## **Discussion**

The City of Naperville does not anticipate receiving program income from any of the sources listed above during Program Year 2021. At this time, the City does not anticipate classifying any activities as Urgent Need, so over 88% of CDBG funds will be used to benefit low and moderate-income residents. Major activities will include rehabilitating affordable rental and owner-occupied housing for families, elderly people and people with disabilities, preventing homelessness and providing services to formerly homeless people now living in supportive housing.

