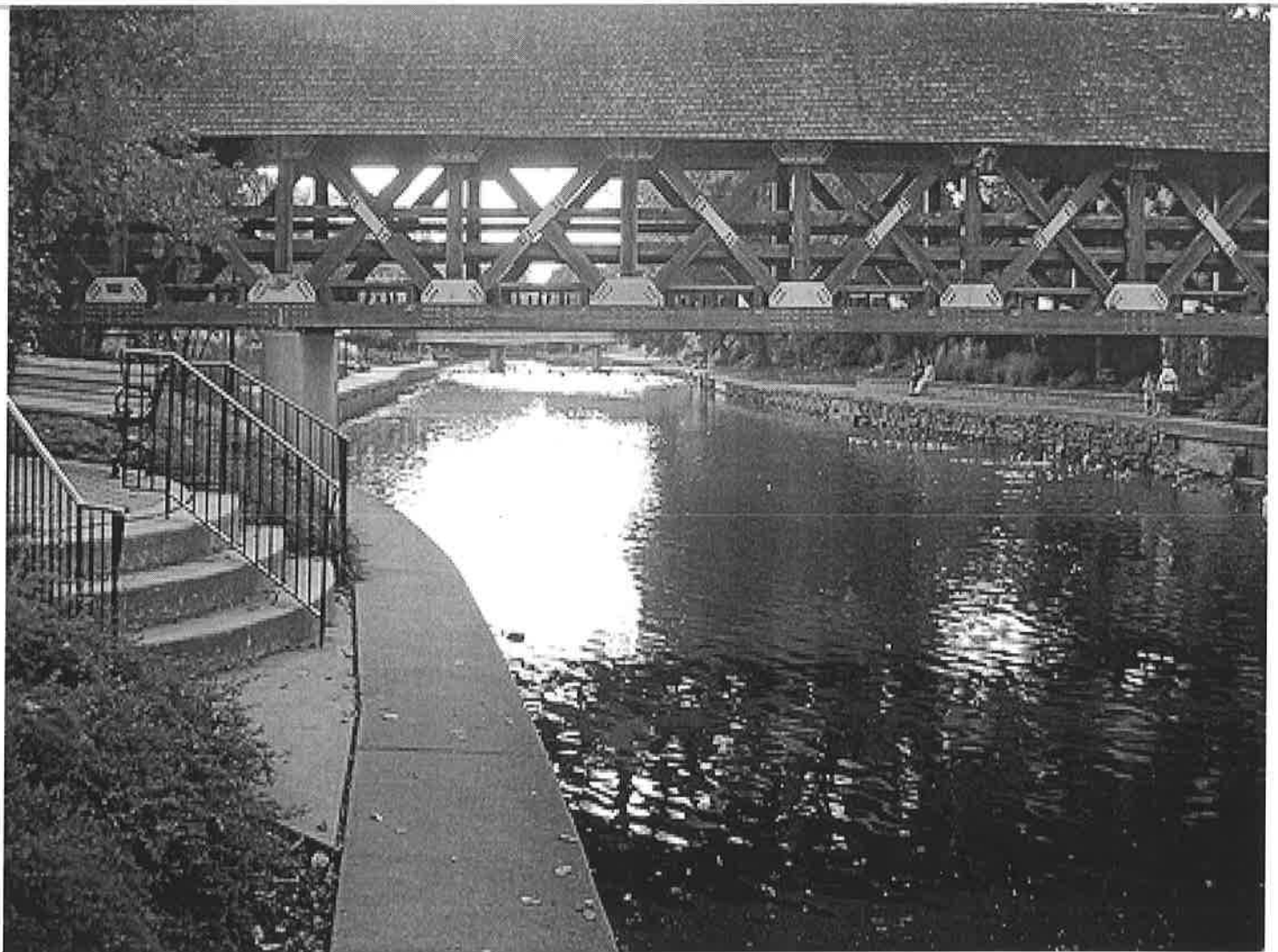


CITY OF NAPERVILLE  
*Steve Chirico, Mayor*

TRANSPORTATION, ENGINEERING  
& DEVELOPMENT BUSINESS GROUP

2014 CONSOLIDATED  
ANNUAL  
PERFORMANCE  
AND  
EVALUATION REPORT  
(CAPER)





## Fifth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER 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.

The grantee must submit an updated Financial Summary Report (PR26).

### GENERAL

#### **Executive Summary**

Program Year 5 CAPER Executive Summary response:

##### **General Purpose**

The Annual Performance Report is a HUD requirement, which provides a summary of the actions taken for the 2014 program year, which ran from April 1, 2014 through March 31, 2015. The projects undertaken are designed to meet the housing and community development needs of Naperville residents in accordance with the 2010-2014 Consolidated Plan adopted by the City of Naperville in 2010 as part of the DuPage County HOME Consortium. Program Year 2014 was the fifth and last year covered by this Consolidated Plan. A new Consolidated Plan covering years 2015 through 2019 was adopted by the City Council in February, 2015.

During Program Year 2014 the City of Naperville expended \$521,836.36 of CDBG funding. The expended funding included regular program year allocations, rollover funds and reprogrammed funds. A total of seven (7) projects were completed, including three (3) outstanding projects from Program Year 2013 and four (4) Program Year 2014 projects. Five (5) other projects with allocations from PY14 have either been completed or will be completed in Program Year 2015. The City of Naperville also completed its second year of three of expending reprogrammed funds per agreement with HUD following a 2011 monitoring visit.

The Comprehensive Annual Performance Evaluation Report (CAPER) documents CDBG funds expended for the projects that were completed within the defined program year timeframe – April 1, 2014 to March 31, 2015. CDBG funds expended for projects completed after March 31, 2015 will be reported in the 2015 CAPER.

##### **Affordable Housing**

During Program Year 2014 the City of Naperville expended a total of \$370,994.60 on nine (9) projects focused on affordable housing, including permanent housing, supportive housing and transitional housing for the homeless. Three (3) projects were completed in PY13, but reimbursed in PY14. Three (3) projects were started in PY13 and completed in PY14 and three (3) projects were both started and completed in PY14. Three additional affordable housing projects are underway and will be completed in PY15, for a total additional expenditure of \$398,041.00.

In addition to this funding, other affordable housing funds are available from many sources, such as Housing Choice Vouchers, tax credits, private donations, and utility and rental assistance. Prioritization of projects to meet the affordable housing needs of the homeless are considered in the 'homeless needs' section. Unemployment and low-paying jobs increase the percent of household income that must be spent on housing. Other barriers include local procedures for land planning and zoning, building codes, market forces, consumer interest, and community resistance to affordable housing.

### **Fair Housing**

Activities to meet fair housing needs are an integral part of meeting affordable housing needs in Naperville. The Housing Advisory Commission, formerly the Fair Housing Advisory Commission, plays an important role in both combating existing discriminatory housing practices and working proactively to prevent discrimination before it starts. The Commission's objective is 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.

Though no new fair housing complaints were received in Program Year 2014, the Commission met regularly and reviewed one previous complaint but determined that there was no basis for reopening the case. The Commission also planned a public meeting, held in May, 2015, to obtain public comment on proposed rental housing regulations. Several organizations testified on the possible impact of these regulations on protected groups.

The City made plans to conduct a new Analysis of Impediments to Fair Housing Choice (AI) in Program Year 2015. The City's most recent AI was completed in 2008.

### **Homeless Needs**

Meeting the needs of the homeless is coordinated through the Continuum of Care, which is a partnership of government agencies that serve the homeless and community stakeholders, of which Naperville is a member. Long range plans focus on ending homelessness within the next ten years. A key to achieving this outcome is a "Housing First" philosophy, which builds services around permanent housing and homelessness prevention.

During Program Year 2014, the funds expended on homeless needs projects totaled \$116,990.30, including two (2) affordable housing projects and two (2) public service projects. Both affordable housing activities were completed in PY14 expending \$98,259.88; one of these projects also spent \$17,733.00 during Program Year 2013. The two public service projects spent a total of \$18,730.42. These projects were actually completed in PY13 but reimbursed in PY14. One additional affordable housing project is underway and will be completed in PY15 for a total expenditure of \$300,000.00 (also included in Affordable Housing).

### **Community Development Needs**

In Program Year 2014, \$248,266.84 of CDBG funding was expended on projects addressing community development needs. It includes five (5) projects that were completed in PY13 and paid out in PY14, two (2) that were completed and paid in PY14 and one that received partial reimbursement and will be completed in PY15 with an additional expenditure of \$35,963.46. These projects included one (1) to improve ADA compliance in a public facility, two (2) public service projects (also included in Homeless Needs) and five (5) that involved rehabilitation and improvements to public facilities (two

are also included in Affordable Housing). Another project to improve ADA compliance in a public facility is underway and will be completed in PY15. This project was originally budgeted at \$64,700.00, but is expected to come in under budget at \$43,875.00. Finally, a project to acquire a building to be used as a public facility (transitional housing for the homeless) is underway and will be completed in PY15 for a total expenditure of \$300,000.00 (also included in Affordable Housing and Homeless Needs).

## General Questions

### 1. Assessment of the one-year goals and objectives:

- a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
- b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
- c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

*a. Describe the accomplishments in attaining the goals and objectives for the reporting period.*

The Program Year 2014 CAPER provides an overview of the activities and accomplishments that have taken place during the 2014 program year. Program Year 2014 was the fifth and last year of the 2010-2014 DuPage County Consolidated Plan. The City of Naperville's CDBG program was included in this plan as part of the DuPage County Consortium. The 2010-2014 Consolidated Plan established 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

For the purposes of this CAPER, the City of Naperville will report on affordable housing and homeless accomplishments according to the 2010-2014 DuPage County Consolidated Plan. The City of Naperville has adopted strategies for the affirmative housing, non-housing community development, lead-based paint hazard reduction, anti-poverty, and coordination accomplishments.

For Program Year 2014, the City of Naperville awarded funding to nine (9) CDBG activities totaling \$829,341.00.

### Total amount of funds available in Program Year 2014:

CDBG 2014 Entitlement	\$ 424,250.00
Reprogrammed Funds	\$ 128,065.00
Program Income	\$ 0.00
Roll-over Funds	\$ 277,026.00
Total	\$ 829,341.00

Total amount of expended funds in Program Year 2014 according to funds category:

CDBG 2014 Entitlement	\$ 224,841.52
Reprogrammed Funds (PY13)	\$ 51,232.32
Reprogrammed Funds (PY14)	\$ 33,702.00
Program Income	\$ 0.00
Roll-over Funds	<u>\$ 212,060.52</u>
Total	\$ 521,836.36

Due to findings by HUD in a spring 2011 monitoring audit, the City has begun reprogramming funding to eligible activities. This process will occur over the span of three years with \$128,065 to be reprogrammed each year.

*b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*

All activities addressed goals and objectives as stated in either the DuPage County Consolidated Plan or strategies adopted by the City of Naperville. The City of Naperville made a great effort to assure that many high priority needs were met in PY14.

<b>Five Year Con Plan Goals: Affordable Housing</b>		
<b>Goals</b>	<b>2014 CDBG Projects to Meet Goals</b>	<b>Comments/Actions/Taken/Results</b>
Increase affordable rental units		
Increase rehabilitation of existing rental units	<ul style="list-style-type: none"> <li>• Bridge Communities Transitional Housing Rehab (2013)</li> <li>• Community Housing Advocacy and Development Rehab (CHAD) (2013)</li> <li>• DuPage PADS Olympus Place Rehab (2013)</li> <li>• IL Independent Living Building Upgrades (2013)</li> <li>• Naperville Elderly Homes Kitchen Renovations (2013)</li> <li>• IL Independent Living Building Upgrades (2013)</li> <li>• Community Housing Advocacy and Development Property Improvement (2014)</li> <li>• Naperville Elderly Homes Temperature Control (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2014)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2013)</li> <li>• Project Underway (anticipated 2015)</li> <li>• Project Underway (anticipated 2015)</li> </ul>
Homeownership assistance		
Rehabilitation of existing owner units	<ul style="list-style-type: none"> <li>• City of Naperville Sewer Backup Device Program (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> </ul>
Production of new homes		
Increase supportive housing units	<ul style="list-style-type: none"> <li>• Little Friends Acquisition (2014)</li> <li>• Bridge Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> <li>• Project Underway (anticipated 2015)</li> </ul>
Rehabilitation of existing supportive housing units	<ul style="list-style-type: none"> <li>• DuPage PADS Olympus Place Rehabilitation (2013)</li> <li>• Ray Graham Association – Starling CILA Rehab (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> <li>• Project Completed (2014)</li> </ul>

Five Year Con Plan Goals: Homeless Assistance		
Goals	2014 CDBG Projects to Meet Goals	Comments/Actions/Taken/Results
Ensure a wide range of services are available to prevent homelessness	<ul style="list-style-type: none"> <li>Naperville CARES Emergency Assistance (2013)</li> <li>DuPage PADS – Olympus Pl. Operating Costs (2013)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Completed (2013)</li> </ul>
Supportive Shelter	<ul style="list-style-type: none"> <li>Family Shelter Services Intermediate Housing Rehab (2013)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2014)</li> </ul>
Expansion of Transitional Housing Opportunities	<ul style="list-style-type: none"> <li>Bridge Communities Transitional Housing Capital Rehabilitation (2013)</li> <li>Family Shelter Services Intermediate Housing Rehabilitation (2013)</li> <li>Bridge Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Underway (anticipated 2015)</li> </ul>

Five Year Con Plan Goals: Community Development		
Goals	2014 CDBG Projects to Meet Goals	Comments/Actions/Taken/Results
Undertake public service activities	<ul style="list-style-type: none"> <li>DuPage PADS – Olympus Pl. Operating Costs (2013)</li> <li>Naperville CARES -Emergency Assistance Program (2013)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Completed (2013)</li> </ul>
Enhance overall accessibility by reducing architectural barriers	<ul style="list-style-type: none"> <li>Naperville Heritage Society ADA Improvements (2013)</li> <li>Naperville Heritage Society ADA Improvements (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Underway (anticipated 2015)</li> </ul>
Provide needed public improvements, both in terms of infrastructure and public facilities	<ul style="list-style-type: none"> <li>Turning Pointe Autism Foundation Life Skills Apartment Buildout (2013)</li> <li>Northern Illinois Food Bank Loading Dock Doors Installation (2013)</li> <li>Bridge Communities Transitional Housing Capital Rehabilitation Work (2013)</li> <li>Family Shelter Services Intermediate Housing Rehabilitation (2013)</li> <li>Little Friends Acquisition (2014)</li> <li>Ray Graham Association – Starling CILA (2014)</li> <li>Northern Illinois Food Bank Improvements (2014)</li> <li>Bridge Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Completed (2013)</li> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Underway (anticipated 2015)</li> <li>Project Underway (anticipated 2015)</li> </ul>

Capacity building: assess opportunities, certify CHDO's, seek additional resources, and propose activity coordination among agencies		
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**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 2010-2014 Objective/Outcomes\***

Objectives	Performance Indicators	Expected Number	2014 Actual Number	Outcome/Objective*
<b>Rental Housing</b>				
Increase supply, quality, and affordability of rental housing	Households	460	11	DH-2
Improve the quality of affordable rental housing	Households	65	0	SL-2/DH-1
<b>Owner Housing</b>				
Increase availability and access to owner housing	Households	125	0	DH-1
Increase supply, quality and affordability of owner housing	Households	80	1	SL-3/DH-2
<b>Homeless</b>				
Support essential services and facility improvements to enable homeless persons to access suitable living environments	Persons	51,000	142	SL-1
<b>Special Needs</b>				
Support of essential services, building acquisition, and facility improvements to enable special needs persons to access suitable living environments	Persons	109,000	9	SL-1
<b>Community Development</b>				
Services to resident of low income neighborhoods through Neighborhood Resource Centers	Persons	*	0	SL-2
<b>Infrastructure</b>				
Enhance accessibility of owner-occupied homes or non-profit owned, occupied rental units	Persons	*	0	SL-1
Enhance overall accessibility of Naperville by reducing architectural barriers in public facilities	Persons	*		SL-1
<b>Public Facilities</b>				
Enhance the inventory of supportive housing	Persons	*	0	SL-1
Enhance the services provided by public facilities	Persons	*	0	SL-1
<b>Public Services</b>				
Undertake public service activities	Persons	*	0	SL-3

\* Projects with expenditures in PY14 that were completed in PY13 are included in the PY13 CAPER.

### **Affordable Housing Goals and Objectives**

During PY14 the City of Naperville expended funds on nine (9) projects focused on affordable permanent housing and transitional housing for the formerly homeless, spending a total of \$370,944.60.

Eight (8) of the nine projects were rental properties. The activities increased the affordability, availability and quality of the affordable housing primarily through housing rehabilitation. One (1) project acquired a single-family to provide affordable supportive housing for disabled persons. Some projects that are considered public facilities provide rental housing for homeless people and special needs populations. Those projects, even if providing outcomes of suitable living environment (SL-1), are classified as decent affordable housing (DH-2). Other projects classified as DH-2 serve people who were once chronically homeless by providing affordable housing.

One (1) project assisted owner-occupied households to improve the quality of their housing through installation of sewer backflow preventer devices. The project served one (1) household at a total cost of \$999.11.

Three additional affordable housing projects awarded funds in PY14 are underway and will be completed in PY15, for a total additional expenditure of \$398,041.00.

### **Homeless Goals and Objectives**

During Program Year 2014, the funds expended on homeless needs projects totaled \$116,990.30, including two (2) affordable housing projects and two (2) public service projects. Both affordable housing activities were completed in PY14 expending \$98,259.88; one of these projects also spent \$17,733.00 during Program Year 2013. The two public service projects spent a total of \$18,730.42. These projects were actually completed in PY13 but reimbursed in PY14. One additional affordable housing project is underway and will be completed in PY15 for a total expenditure of \$300,000.00 (also included in Affordable Housing).

Homeless prevention goals are met by funding programs providing rental security deposits and emergency financial assistance to low and moderate income households. This assistance is available in situations when a household has an emergency and might not be able to pay for rent for a month, which would leave them potentially in risk of becoming homeless without emergency financial assistance.

### **Special Needs Goals and Objectives**

Five (5) of the affordable housing projects funded by the City were targeted towards special needs persons, including elderly households and people with various types of disabilities. One (1) project completed in PY14 provided improvements to a shelter for victims of domestic violence.

### **Non-Housing Community Development Goals and Objectives**

The City of Naperville expended a total of \$150,006.96 to meet non-housing community development goals and objectives. A total of \$24,290.00 was spent to complete one (1) project providing ADA improvements to a public facility, the Naper Settlement Museum. Naper Settlement Museum has another PY14 ADA project underway, scheduled for completion in PY15. Another \$86,986.54 was spent on two (2) projects to make improvements to a food bank distribution center that serves 502,400 individuals per year. One of these projects was completed in PY13 and the other is scheduled for completion in PY15. Finally, \$20,000.00 was expended to assist in a nonprofit organization to rehabilitate an apartment to serve as a classroom for students with developmental



disabilities who will learn life skills to develop independence. This project was also completed in PY13.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City will continue to evaluate all aspects of the CDBG program on an ongoing basis. Policies and procedures are continuously assessed and modified to assure efficient program management. The City of Naperville will continue to focus attention completing capital improvement projects in a timely manner by stressing the importance of successful project planning to subrecipients. The City will continue to provide technical assistance on establishing effective procedures to complete projects on time and address any challenges encountered during the cycle of the project. This will assure that the City continues to meet its timeliness ratio. Reprogramming unused rollover funds will be essential in meeting the timeliness requirement.

The City will also carefully review proposed projects to ensure that they have 1) have estimated project costs as accurately as possible, and 2) have sufficiently researched target populations expected to benefit from the project to ensure a strong likelihood of meeting project goals.

3. Affirmatively Furthering Fair Housing:

- a. *Provide a summary of impediments to fair housing choice.*
- b. *Identify actions taken to overcome effects of impediments identified.*

- a. *Provide a summary of impediments to fair housing choice.*

The City of Naperville has created two (2) Analyses of Impediments to Fair Housing Choice (AI). The first was conducted in 1996 and the second was finished in 2008. Nineteen (19) impediments to fair housing choice were identified in the City of Naperville's Analysis of Impediments to Fair Housing Choice (AI) conducted by Planning/Communications. The following summary provides a list of the impediments.

Private Sector Impediments

1. Racial discrimination distorts Naperville's free housing market and has led to growing racial, ethnic, and economic concentrations within Naperville.
2. It is likely that real estate practitioners are steering African-Americans to certain neighborhoods within Naperville when they are not steering them away from Naperville.
3. The absence of minority residential estate agents, leasing agents, and property managers sends a "not welcome" message to minorities.
4. The absence of minorities in residential display ads sends a "not welcome" message to minorities.
5. Perceiving, rightly or wrongly, that they are not welcome, many members of minority groups will not even consider moving to Naperville.
6. Members of minority groups do not know the full range of housing choices available to them in Naperville.
7. Concentrations of minorities are leading to parts of Naperville becoming racially-identifiable.
8. Some condominium associations and their managers engage in practices that discriminate against households with children or people with disabilities.
9. African Americans and Hispanics continue to be denied home mortgage loans more often than Caucasians.

Public Sector Impediments

10. Tangible efforts to partner with the private sector to establish a free market in housing are absent.
11. Affordable and fair housing concerns have not been incorporated into the City's comprehensive planning and implementation process.
12. Near build out of Naperville and unfettered condominium conversions leave few opportunities to build and preserve affordable housing.
13. The high cost of land and small amount of undeveloped residential land impede new construction of affordable housing and use of inclusionary zoning.
14. It is difficult to reach the proper City staff with a fair housing complaint.
15. It is difficult for home buyers and renters to find information about Naperville's Fair Housing Ordinance.
16. Ninety days after a possible fair housing violation is not long enough for filing a complaint.
17. The City continues to impose unwarranted building code and Life Safety Code requirements on residential care homes.
18. City officials have not taken a stance to strongly counter "not in my back yard" attitudes.
19. Some counter-productive clustering of residential care homes has begun.

In 1996, the City of Naperville enacted a fair housing ordinance, located in Title 10, Chapter 5 of the Naperville Municipal Code. The City also established a Fair Housing Advisory Commission in the same year. The Commission's objective was 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.

In 2014, the Fair Housing Advisory Commission was renamed the Housing Advisory Commission and its scope broadened to include general issues pertaining to housing, including affordability and quality. The Housing Advisory Commission will continue to play a key role in discouraging illegal and unethical housing practices by promoting and encouraging fair housing to all, and by addressing fair housing complaints. The Commission consists of nine (9) members generally appointed on the basis of areas of interest or expertise by the Mayor with the approval of the City Council. Members serve three (3) year terms and meet the first Monday of every other month. A staff person from the City is designated the Fair Housing Officer and receives all housing discrimination complaints. The City's Legal Department advises the Commission when needed.

When the AI was accepted by the Naperville City Council in January 2008, the Fair Housing Advisory Commission sought consensus about actions to address each of the impediments. Each commissioner ranked each action based on the City-wide impact, amount of control the Commission had over the impediment/action, and the amount of effort it would take to accomplish the action. All of the Commissioner ranks were averaged and a chart listing the highest to lowest ranked actions was created. The Commission will continue to take the most appropriate actions to address each impediment each year. The possible actions are as follows:

### Naperville Fair Housing Advisory Commission Impediment Solution Analysis

	Impediment	Recommendation	Action	Rank
14	"Who to call"	Translated info	Distribute FHAC info to outreach groups	10.3
14	"Who to call"	Intra-dept. training	Distribute FHAC info to all first contacts	10.1
15	Improved Fair Housing Info	Brochure content	Redo brochure to contain more useful info	9.9
16	Complaint process	Extend filing time	Change 90 day filing period to 6 months or 1 year	9.6
1	Steering	Proactive testing	Contract with HOPE	9.0
14	"Who to call"	Translated info	Increased availability of translated info	9.0
15	Improved Fair Housing Info	Website content	Redo website to contain more useful info	8.8
6	Ineffective marketing	Affirmative marketing	Annual developer/office marketing recognition	8.7
14	"Who to call"	Improved content	Consider professional web page design	8.7
15	Improved Fair Housing Info	Require brochure distribution	Ordinance change requiring brochure distribution in realtor/client relationship	8.4
8	Non-existent education	Condo association education	Periodic association training/workshops	8.1
11	Incomplete processes	FHAC involvement	Staff info to FHAC for analysis/opinions	8.1
1	Steering	Proactive testing	Professional outreach	7.9
4	Non-diverse advertising	Encourage diverse advertising	Annual diverse advertising recognition	7.8
6	Ineffective marketing	Affirmative marketing	CDBG funds for affirmative marketing	7.8
11	Incomplete processes	FHAC involvement	Ordinance change requiring FHAC involvement	7.6
5	Poor minority perception	Improve public relations	Partner and advertise with local employers	7.6
3	Non-diverse employment	Encourage minority hiring	Annual diverse office recognition	7.4
9	Needed counseling	Financial/mortgage counseling	Periodic training/workshops	7.4
18	RCH: Restrictive life safety code	Ordinance review	Review/recommend less restrictive codes	7.4
19	RCH: Clustering	Avoid/Prevent clustering	Review locations of all residential care homes	7.4
7	Lack of data	Data sharing with school districts	Partner with 203/204 for demographics data	7.3
17	RCH: Restrictive life safety code	Council, Commission training	Initial training to all elected/appointed officials	7.3
19	RCH: Clustering	Avoid/Prevent clustering	Internally monitor locations of additional homes	6.9
4	Non-diverse advertising	Proactive filing of complaints	Annual diverse advertising recognition	6.9
5	Poor minority perception	Improve public relations	Engage fair housing/public relations firm(s)	6.8
6	Ineffective marketing	Affirmative marketing	Ordinance change - building permit process	6.8

2	Lack of professional awareness	Mandatory training	Ordinance Changes: Anonymous complaints	6.8
10	Lack of commitment	Leader commitment	More inclusive Commission programs	6.6
12	Lack of land opportunities	Property buy-down	CDBG funds for purchases and programs	6.4
2	Lack of professional awareness	Mandatory training	Ordinance Changes: proactive investigations	6.4
10	Lack of commitment	Leader commitment	Leadership commitment and policy	6.3
12	Lack of land opportunities	Inclusionary zoning	Ordinance change promoting affordable housing	6.3
7	Lack of data	Data collection	Landlord/agent licensing	6.1
9	Needed counseling	Financial/mortgage counseling	Ordinance change -targeted required counseling	5.9
2	Lack of professional awareness	Mandatory training	Ordinance Changes: Professional liability	5.9
8	Non-existent education	Condo association education	Ordinance change - association expectations	5.8
8	Non-existent education	Condo association education	Association licensing	5.7
13	Lack Developer Involvement	Density changes	Increased R3/4 zoning to reduce housing costs	5.7

*b. Identify actions taken to overcome effects of impediments identified.*

Though no new fair housing complaints were received in Program Year 2014, the Commission met regularly and reviewed one previous complaint but determined that there was no basis for reopening the case. The Commission also planned a public meeting, held in May, 2015, to obtain public comment on proposed rental housing regulations. Several organizations testified on the possible impact of these regulations on protected groups. Staff is also updating the City's Fair Housing webpage to include more thorough and recent information on fair housing.

The City made plans to conduct a new Analysis of Impediments to Fair Housing Choice (AI) in Program Year 2015. The City's most recent AI was completed in 2008. After completion of the new AI, the City will revise its fair housing priorities and develop a new action plan to ensure that impediments are addressed.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Three obstacles have been identified to serving the needs of the underserved:

- Lack of public understanding of the needs of the homeless and those at risk of becoming homeless
- Lack of focus on the resources addressing these needs
- Lack of awareness by persons in need of support about resources that are available

In PY11, the City completed and made an Attainable Housing Toolkit available to the public. This toolkit is 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. The Toolkit will also be revised and updated in PY15 following completion of the AI.

#### 5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.*
- b. How Federal resources from HUD leveraged other public and private resources.*
- c. How matching requirements were satisfied.*

Although economic conditions have improved, many non-profit partners continue to struggle to secure additional funding. The dire financial situation of the State of Illinois has exacerbated the funding issues faced by many nonprofits. Nonprofits continue to display a high degree of resourcefulness in coming up with other sources for their funding. The City has made leveraging funds one of the essential criteria for awarding CDBG and nonprofits have made extensive use of other federal funds, foundations and private donors.

The City Council continues to provide additional support to local nonprofits that address various community needs through its Social Services Grant (SSG) Program. Originally, \$250,000 was allocated to be spent on the social services benefiting City's residents. In FY14 the funding was increased by \$100,000 and beginning in FY15 (May 1, 2014 – April 30, 2015), the funding was further increased to \$500,000. In addition, a one-time additional allocation of \$100,000 was made using funds generated by the Food and Beverage Tax.

### **Managing the Process**

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

In the past several years, the City's performance has been closely monitored by the local Chicago Community Planning and Development (CPD) office. The City continues working diligently to revise and implement new policies and procedures. Restructured internal CDBG management has ensured that the City has the organizational capacity to execute the program. The City now has the staff and procedures in place to manage a fully compliant CDBG program. City staff attended HUD training on the Consolidated Plan, Davis-Bacon and Related Acts (DBRA) and Uniform Relocation Act (URA) requirements. Staff is committed to continue to attend HUD training sessions to ensure familiarity with regulations and changes to the program.

PY14 was the final year of the City's 2010-2014 Consolidated Plan. In May, 2014, the City Council passed Resolution 14-020 authorizing renewal of Naperville's membership in the DuPage County HOME Consortium, originally approved in 2008. The City worked closely with the Consortium's Lead Agency, DuPage County, to prepare a new Five-Year Consolidated Plan for the years 2015-2019. The Plan, which included the Annual Action Plan for Program Year 2015, was approved by City Council in February, 2015 and accepted by HUD in April, 2015.

To assure compliance with labor provisions, the CDBG Coordinator continued to attend all preconstruction meetings with contractors hired by the subrecipients. All subrecipients and contractors were presented with the detailed information about standard labor provisions under Davis Bacon and Related Acts. Close monitoring of the labor documentation is a key part of project oversight.

As part of its commitment to meeting its Environmental Review responsibilities, City staff enrolled in the new HUD Environmental Review Online System (HEROS). Staff will attend training on this system in PY15.

## **Citizen Participation**

### **1. Provide a summary of citizen comments.**

The City of Naperville published a public hearing notice for the CAPER in the Naperville Sun on May 31, 2015. The notice included the time and day of the CAPER public hearing and the public review locations. The draft CAPER was posted on the City of Naperville website, [www.naperville.il.us](http://www.naperville.il.us), at the City Clerk's office, and at three public library locations. The public comment period was from Monday, June 1, 2015 to Tuesday, June 16, 2015. A text of the Public Notice from the Naperville Sun is included below and legal notice is attached to this document.

**PUBLIC HEARING AND PUBLIC COMMENT PERIOD NOTICE  
CITY OF NAPERVILLE  
COMMUNITY DEVELOPMENT BLOCK GRANT  
2014 COMPREHENSIVE ANNUAL PERFORMANCE  
EVALUATION REPORT**

**PUBLIC NOTICE** is hereby given to all persons interested that on June 16, 2015 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 HUD-required 2014 Comprehensive Annual Performance Evaluation Report (CAPER), which is a report for all CDBG funds expended from April 1, 2014 to March 31, 2015. The hearing will be held in the Council Chambers at 400 S. Eagle Street, Naperville, IL, 60540 at 7:00PM. Citizens are invited to address comments either to the CDBG Coordinator Ruth Broder at [broderr@naperville.il.us](mailto:broderr@naperville.il.us) or 630-305-5315 or by public comment at the June 16, 2015 public hearing. A copy of the 2014 CAPER will be made available on June 1, 2015 and the public comment period will be open from June 1, 2015 to June 16, 2015. Copies of CAPER will be available at the Naperville Public Libraries and at the City's Clerk Office. Information will also be available at the City's website, <http://www.naperville.il.us/cdbg.aspx>.

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone 630-420-6707 or 630-305-5205 (TDD) or via e-mail at [info@naperville.il.us](mailto:info@naperville.il.us). Every effort will be made to allow for meeting participation. Any individual requesting an interpreter should contact Ruth Broder at [broderr@naperville.il.us](mailto:broderr@naperville.il.us) or 630-305-5315. Every effort will be made to allow for meeting participation.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

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

The total PY14 CDBG allocation of \$424,250.00, reprogrammed funds of \$128,065.00 and rollover funds totaling \$277,026.00 were committed to nine (9) projects for a total commitment of \$829,341.00. Funding in the amount of \$224,841.52 was expended on these activities. In addition, reprogrammed funds in the total amount of \$84,934.32 (\$51,232.32 for PY13 and \$33,702.00 for PY14) and rollover funds totaling \$212,060.52 were spent to complete PY13 projects for a total expenditure of \$296,994.84.

Total amount of funds available in Program Year 2014:

CDBG 2014 Entitlement	\$ 424,250.00
Reprogrammed Funds	\$ 128,065.00
Program Income	\$ 0.00
<u>Roll-over Funds</u>	<u>\$ 277,026.00</u>
Total	\$ 829,341.00

Total amount of expended funds in Program Year 2014 according to funds category:

CDBG 2014 Entitlement	\$ 224,841.52
Reprogrammed Funds (PY13)	\$ 51,232.32
Reprogrammed Funds (PY14)	\$ 33,702.00
Program Income	\$ 0.00
<u>Roll-over Funds</u>	<u>\$ 212,060.52</u>
Total	\$ 521,836.36

Based on the HUD allowed Naperville exception criteria for PY14, any U.S. Census Block Groups with a low-income population of 24.57 percent or more was considered to have a low-income concentration. In PY14, the City of Naperville did not allocate funds to any specific geographic area that would be eligible on the low- and moderate-income area basis.

## **Institutional Structure**

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Annually, the City of Naperville grants \$500,000 from its operating budget to fund worthwhile social service projects. This social service funding was designed to provide both the City and agencies with greater financial flexibility to fund public service type projects. Local funding allows the City to spend more to support social service programs ,

while reserving CDBG funds for affordable housing, homelessness prevention, and community development activities.

## **Monitoring**

### **1. Describe how and the frequency with which you monitored your activities.**

In Program Year 2014 all of the City's subrecipients were closely monitored throughout the entire year. Subrecipients were required to submit documentation demonstrating their capacity, completeness of their standard procedures, financial soundness and compliance with the Civil Rights Act, EEO and affordable housing if applicable.

Subrecipients were required to file quarterly reports reporting on progress of the project and spending. All of the reports were reviewed by the CDBG coordinator. Subrecipients whose reports contain questionable information were contacted and the matter was discussed. This practice allowed for addressing concerns in a timely manner and facilitated better communication between the grantee and a subrecipient.

At the beginning of the project subrecipients were asked to prepare a plan to demonstrate how they would meet a national objective. That plan was discussed with subrecipients who submitted required documentation throughout the project. Income verification was reviewed by the CDBG coordinator and any concerns were addressed directly with the subrecipients.

Submittal of every request for payment was thoroughly reviewed by the CDBG Coordinator, Transportation and Planning Team Leader, Operations Manager and Financial Analyst.

The CDBG Coordinator and other staff frequently called and e-mailed subrecipients throughout the year to check on progress of the projects and to answer any questions. It contributed to developing a close working relationship with the subrecipients and improvement in regulatory compliance.

Technical assistance was provided to all of the subrecipients throughout the duration of the projects. The CDBG Coordinator and other staff were available to answer any questions and concerns subrecipients had and provided guidance on multiple subjects. Staff met with many subrecipients to discuss projects and various processes. PY14 capital improvement projects were closely coordinated with CDBG coordinator to assure compliance with procurement standards and labor provisions. Subrecipients were directed to contact staff before they procure services and before they sign contracts with contractors to guarantee that all regulations are followed. Before starting on-site work, CDBG coordinator met with the subrecipient and hired contractor to explain all applicable labor requirements.

The City staff conducted on-site monitoring visits of new subrecipients. Subrecipients were notified in writing in advance of the monitoring visit and were sent a written follow-up letter of any findings or recommendations. Those visits concentrated on the completeness of documentation, and administrative and financial management systems.

### **2. Describe the results of your monitoring including any improvements.**

Any concerns or findings from the monitoring visits were addressed with subrecipients during the exit conference and follow-up letter. Subrecipients were asked to remediate any deficiencies the monitoring visit found. For some subrecipients it was to take a closer



look at their financial management system and develop more consistent procedures. Others received guidance on better and more organized record keeping. Overall, all noted deficiencies were corrected contributing to more effective and compliant programs.

### 3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.*

The City follows the housing and homeless goals and objectives identified in the DuPage County Consolidated Plan and has created community development strategies to assist with neighborhood and community problems.

- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*

In PY14 the City met many objectives listed in the consolidated plan. It has funded activities addressing affordable housing, homelessness and homelessness prevention, supportive housing and services. The range of funded activities covered many populations, such as people with disabilities, elderly, homeless families, and victims of domestic violence. CDBG together with Social Service Grant funding addresses a wide spectrum of needs that contribute to making our community a great place to live.

- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*

The City attempts to provide decent housing and a suitable living environment and expanded economic opportunity through coordinated CDBG and Social Service Grant funding. The slow recovery from the recent recession created an increased awareness of the housing and social service needs of low and moderate-income Naperville residents. The City and local social service agencies are working together to provide adequate services to at-risk populations.

- d. Indicate any activities falling behind schedule.*

<b>PY</b>	<b>Project Number</b>	<b>IDIS Activity</b>	<b>Activity Name</b>
2014	CD1401	356	Bridge Communities Acquisition
2014	CD1404	359	CHAD Property Improvement
2014	CD1406	361	Naperville Elderly Homes Temperature Control
2014	CD1407	362	Naperville Heritage Society Lift Replacement
2014	CD1408	363	Northern Illinois Food Bank Improvements

Several projects experienced delays due to severe inclement weather. Other experienced project setbacks. The program was also impacted by a change in the staffing of the CDBG Coordinator position. However, all PY14 projects are either on schedule to be completed by September 30, 2015, with four scheduled for completion by May 31, 2015.

- e. Describe how activities and strategies made an impact on identified needs.*

In PY14 the City of Naperville emphasized funding and completion of projects to preserve and add to the stock of affordable housing. Rehabilitation of housing contributed to maintaining and enhancing suitable living spaces for many residents, including people with disabilities, people seeking to return to permanent housing from homelessness and low-

income elderly residents. Collaborating with nonprofit housing providers allows for provision of decent affordable housing for low- and moderate-income individuals who desire to live in Naperville. Rehabilitation and acquisition of transitional and special needs housing assures that the housing stock that housing options are available to the most vulnerable populations. Other activities made improvements to buildings housing public facilities that made them more sustainable and accessible to persons with disabilities.

*f. Identify indicators that would best describe the results.*

Results can be best described by looking at the numbers of individuals and households benefited by the projects funded with CDBG. In addition, the results can be described by the large amount of projects that contributed to sustaining affordable housing that were brought from inadequate or substandard conditions to decent living environments. These improvements included changes to both functional and aesthetic aspects of the inhabited structures preventing deterioration of the affordable housing stock.

*g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*

As Naperville recovers from the recent recession and housing downturn, and as the City becomes more built-out with less land available for new construction, it is important to find creative ways to develop and maintain affordable housing. Non-profits as well as public agencies often do not have the financial resources to obtain seed money or pre-development loans or grants to help with start-up costs. This often delays projects until grants are approved and funding is released. It is difficult to find alternative sources of funding for essential supportive services. Improved relationships with mainstream service providers help, but they cannot overcome budget constraints that make enrollment in these programs increasingly difficult to accomplish. The City is able to help address priority needs through the CDBG and Social Services programs, but significant unmet needs remain a challenge.

*h. Identify whether major goals are on target and discuss reasons for those that are not on target.*

The City continued met its timeliness ratio requirement for the second year in a row in January, 2014. A total of eight (8) remaining PY13 projects were successfully completed, along with two (2) PY14 projects. Technical assistance was provided to the subrecipients to assist them in maintaining project schedules. Funds for reprogrammed allowable projects were expended fully for PY13 and partially for PY14. The City anticipates fully completing its repayment obligations in PY15.

Five (5) PY14 projects remain open at this time. As discussed above, delay of these projects is a result of multiple factors, such as prolonged cold weather halting construction work. Other factors project setbacks which have now been overcome and turnover in the CDBG Coordinator position at the City of Naperville.

*i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

The City of Naperville tried to further identify the needs of the City and encourage service providers meeting those needs to apply for CDBG as well as Social Service Grant funding. The City will continue to foster relationships with service providers as the implementation of the Consolidated Plan. Going forward, the City will continue to evaluate its application

process and to seek input from current and past applicants on how this process might be improved. In addition, the evaluation process will be reviewed to ensure that activities that meet the established goals of the City and the Consolidated Plan are given enhanced consideration. The combined application cycle of CDBG and Social Service Grant has been very effective in comprehensive project evaluation and awarding the appropriate source of funding based on the type of the project.

Naperville continues its tracking of progress towards meeting the goals established in the Consolidated Plan. Reporting by funded agencies is critical to assess the health of programs in meeting established goals. Timely and complete reports from subrecipients will be stressed. The staff housing committee meets weekly to review CDBG, SSG and Housing Advisory Commission projects. Close cooperation with the subrecipients will be facilitated in order to complete projects in a timely manner and accurately report accomplishments.

## **Lead-based Paint**

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The City of Naperville experiences relatively few incidents of lead poisoning due to the large volume of newer housing in the City and effective regulations that address this issue. The Illinois Department of Public Health – Childhood Lead Poisoning Prevention Program has primary responsibility for the education and screening activities relating to lead hazards. They provide four types of services described below and will continue to provide these services.

### **Public Information**

The Illinois Department of Public Health provides information to the general public about the dangers of lead poisoning and how residents can address the issues in their own homes. Flyers are provided on request and distributed through its Childhood Lead Prevention program

### **Testing for Lead Hazards in the Home**

Testing is done in cases where a lead hazard is suspected, or when a child's blood level meets the threshold to require the environmental testing.

### **Screening for Elevated Blood Levels**

Where tests produce evidence of children being exposed to lead hazards, the Illinois Department of Public Health will screen children for lead poisoning.

### **Counseling**

When lead hazards are present or when there are positive tests for lead poisoning, counseling for the family is made available.

### **Actions Taken**

Planning to meet the cost of lead-based services is difficult since there is no realistic way to anticipate the full need or cost of any repair that occurs based on testing. DuPage County and the City provide reference materials and information to people who believe they may have exposure to lead paint as part of their projects.

### Compliance and Monitoring

The City has implemented policies to ensure that the CDBG program is in full compliance with the lead-based paint hazards. The age of the structures where work will be performed is verified before the project starts. Work on structures built before 1978 is required to comply with regulations and take appropriate steps to conduct remediation or follow Safe Housing Rule.

## HOUSING

### Housing Needs

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

#### 1. Describe Actions taken during the last year to foster and maintain affordable housing.

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 Five-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 table below.

Five Year Con Plan Goals: Affordable Housing		
Goals	2014 CDBG Projects to Meet Goals	Comments/Actions/Taken/Results
Increase affordable rental units		
Increase rehabilitation of existing rental units	<ul style="list-style-type: none"> <li>• Bridge Communities Transitional Housing Rehab (2013)</li> <li>• Community Housing Advocacy and Development Rehab (CHAD) (2013)</li> <li>• DuPage PADS Olympus Place Rehab (2013)</li> <li>• IL Independent Living Building Upgrades (2013)</li> <li>• Naperville Elderly Homes Kitchen Renovations (2013)</li> <li>• IL Independent Living Building Upgrades (2013)</li> <li>• Community Housing Advocacy and Development Property Improvement (2014)</li> <li>• Naperville Elderly Homes Temperature Control (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2014)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2013)</li> <li>• Project Completed (2013)</li> <li>• Project Underway (anticipated 2015)</li> <li>• Project Underway (anticipated 2015)</li> </ul>
Homeownership assistance		
Rehabilitation of existing owner units	<ul style="list-style-type: none"> <li>• City of Naperville Sewer Backup Device Program (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> </ul>
Production of new homes		
Increase supportive housing units	<ul style="list-style-type: none"> <li>• Little Friends Acquisition (2014)</li> <li>• Bridge Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> <li>• Project Underway (anticipated 2015)</li> </ul>

Rehabilitation of existing supportive housing units	<ul style="list-style-type: none"> <li>• DuPage PADS Olympus Place Rehabilitation (2013)</li> <li>• Ray Graham Association – Starling CILA Rehab (2014)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> <li>• Project Completed (2014)</li> </ul>
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### Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

Four (4) goals for increasing the supply of affordable housing are outlined in the 2010-2014 DuPage County Consolidated Plan.

1. Increase Affordable Rental Units Emphasis is on households at less than 50% of median family income.
2. Increase Affordable Rental Units for the Elderly Emphasis is on elderly households at less than 50% of median family income.
3. Expand Opportunities for Homeownership Emphasis on down payment assistance and second mortgage financing.
4. Increase Supportive Housing and Services for Non-Homeless Persons with Special Needs Emphasis is placed on obtaining additional information on the extent of supportive housing needs; the portion of needs not being met and placing supportive housing in neighborhood settings appropriate for the individual.

### Summary of 2010-2014 Objective/Outcomes –Affordable Housing

Objectives	Performance Indicators	Expected Number	Outcome/ Objective*
<b>Rental Housing</b>			
Increase supply, quality, and affordability of rental housing	Households	460	DH-2
Improve the quality of affordable rental housing	Households	65	SL-2
<b>Owner Housing</b>			
Increase availability and access to owner housing	Households	125	DH-1
Increase supply, quality and affordability of owner housing	Households	80	DH-2
<b>Special Needs</b>			
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 projects conducted in Program Year 2014 maintain the availability of affordable housing in the City of Naperville.

Objective	PY	IDIS Activity	Matrix Code	Activity Name	Drawn in PY 14	Actual Units
Create suitable living environments	2013	343	03C	Bridge Communities Transitional Housing Rehab	\$97,134.88	134
Provide decent affordable housing	2013	345	14B	Community Housing Advocacy and Development (CHAD) Low Income Housing Units Rehab	\$10,532.39	*

Provide decent affordable housing	2013	346	14B	DuPage PADS Olympus Place Rehab	\$51,400.00	11
Create suitable living environments	2013	348	03C	Family Shelter Service Intermediate Housing Rehab	\$1,125.00	8
Provide decent affordable housing	2013	352	14B	Naperville Elderly Homes Kitchen Renovation	\$21,775.00	*
Provide decent affordable housing	2013	355	14B	Illinois Independent Living Center Building Upgrades	13,172.35	*
Create suitable living environments	2014	357	14A	City of Naperville Sewer Backup Device Program	\$999.11	1
Create suitable living environments	2014	360	01	Little Friends Acquisition	\$150,000.00	3
Provide decent affordable housing	2014	364	03B	Ray Graham Association Starling CILA	\$24,805.87	6
<b>Total</b>					<b>\$370,944.60</b>	<b>163</b>

\*Completed in Program Year 2013 and reported in Program Year 2013 CAPER.

		Housing - Renters		Housing - Owners	
		Goals for PY14 (includes goals for HOME)	PY14 Outcome	Goals for PY14 (includes goals for HOME)	PY14 Outcome
<b>Extremely Low Income</b>	<b>(0-30 % MFI )</b>	130	97		0
<b>Very Low Income</b>	<b>(30-50% MFI</b>	169	51	15	1
<b>Moderate Income</b>	<b>(50-80% MFI)</b>	0	14	15	0
<b>Non Low/Mod Income</b>	<b>(80%+ MFI)</b>	0	0	0	0
<b>Totals</b>	<b>Units</b>	<b>299</b>	<b>162</b>	<b>30</b>	<b>1</b>

Type of Rental Housing Activity	Goals for PY14	Actual Units (Persons Benefited)
Acquisition of existing rental units	124	3
Rehabilitation of existing rental units	175	129
Rehabilitation of existing owner units	30	1

The City of Naperville did not meet its proposed goals for Program Year 2014 because three (3) projects were still in progress at the end of the program year on March 31, 2015. As discussed previously, several affordable rental housing projects were delayed due to poor weather conditions and other unanticipated setbacks. However, all of these projects were on schedule for successful completion by the end of the first quarter of PY15. The outcomes of these activities will be reported on in the Program Year 2015 CAPER. The single project addressing rehabilitation of owner-occupied units was less successful due a shortage of income-eligible applicants. The City is currently funding a

rehabilitation program for homeowners through the Social Services Grant and expects to gain more knowledge of the types of improvements that would best assist low and moderate income homeowners.

Six (6) projects were completed in PY14 that addressed affordable housing needs. Two (2) rehabilitation projects made improvements to apartments and a house providing transitional housing to a total of 142 formerly homeless people, including eight (8) victims of domestic violence. Another project upgraded affordable permanent apartments for 11 people who had previously been chronically homeless. A single-family home was acquired to provide housing for three (3) severely disabled men and another home for six (6) disabled women was rehabbed. In addition, one (1) low-income owner household received funding to install a backflow prevention device in their home.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

All of the projects listed above meet the Section 215 definition of affordable housing.

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

"Worst-case" housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced. The City is addressing "worst-case" housing needs and housing needs of persons with disabilities by funding agencies like Bridge Communities, Community Housing Advocacy and Development (CHAD), DuPage PADS, Family Shelter Service and Naperville Elderly Homes. The City also works with several agencies that provide housing for people with severe physical and mental disabilities, including the Illinois Independent Living Center, Little Friends and the Ray Graham Association. These agencies are serving clients with worst-case housing needs.

## **Public Housing Strategy**

1. Describe actions taken during the last year to improve public housing and resident initiatives.

The City of Naperville does not have a public housing authority.

## **Barriers to Affordable Housing**

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Seven (7) types of barriers to affordable housing are listed in DuPage County's 2010-2014 Consolidated Plan:

1. Market conditions that place upward pressure on housing prices
2. Local processes for land planning and zoning
3. Building codes
4. Fragmented local government structure
5. High demand for housing and high cost of housing
6. Community resistance to affordable housing
7. Loss of affordable units due to the O'Hare Airport Expansion Project

### **Resources**

Affordable housing is being addressed in Naperville by several organizations, programs and funding sources. There are twenty-three (23) programs that provide shelter or special-needs housing; thirty-two (32) organizations that focus on housing services; and twenty-four (24) programs that assist with housing throughout DuPage County, which are all available and utilized by Naperville residents.

### **Goals for eliminating of barriers to affordable housing**

The DuPage County Consolidated Plan identified four (4) goals to increase the supply of affordable housing. They are as follows:

1. Increase Affordable Rental Units: Emphasis is on households at less than 50% of median family income.
2. Increase Affordable Rental Units for the Elderly: Emphasis is on elderly households at less than 50% of median family income.
3. Expand Opportunities for Homeownership: Emphases are on down payment assistance and second mortgage financing
4. Increase Supportive Housing and Services for Non-Homeless Persons with Special Needs: Emphasis is on obtaining additional information such as the extent of supportive housing needs; the portion of needs not being met and placing supportive housing in neighborhood settings appropriate for the individual.

Projects that received CDBG funding awards for Program Year 2014 focus on attaining these goals, particularly preserving and improving the quality of rental housing and supportive housing and services. There were no applicants to expand the opportunities for homeownership or increase single room occupancy units. The current permanent supportive housing in DuPage County includes at least ninety-five (95) year-round beds for individual and one hundred and seventy-six (176) year-round beds for families.

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

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.

## **HOME/ American Dream Down Payment Initiative (ADDI)**

Program Year 5 CAPER HOME/ADDI response:

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

The City of Naperville is part of the DuPage County HOME Consortium. The City did not receive HOME funding in Program Year 2014.

## **HOMELESS**

### **Homeless Needs**

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

#### **1. Identify actions taken to address needs of homeless persons.**

The Continuum of Care in DuPage County began in 1998 and is lead by the DuPage County department of Community Services. The City of Naperville is a member of the Continuum. The Continuum service delivery system requires collaboration and coordination of services between community and economic development resources, social service resources, and housing and homeless assistance resources to establish a plan of action and prioritize services.

In PY14 the City of Naperville undertook the following activities addressing the homeless assistance goals identified in the DuPage County 2010-2014 Consolidated Plan:

<b>Five Year Con Plan Goals: Homeless Assistance</b>		
<b>Goals</b>	<b>2014 CDBG Projects to Meet Goals</b>	<b>Comments/Actions/Taken/Results</b>
Ensure a wide range of services are available to prevent homelessness	<ul style="list-style-type: none"> <li>Naperville CARES Emergency Assistance (2013)</li> <li>DuPage PADS – Olympus Pl. Operating Costs (2013)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Completed (2013)</li> </ul>
Supportive Shelter	<ul style="list-style-type: none"> <li>Family Shelter Services Intermediate Housing Rehab (2013)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2014)</li> </ul>
Expansion of Transitional Housing Opportunities	<ul style="list-style-type: none"> <li>Bridge Communities Transitional Housing Capital Rehabilitation (2013)</li> <li>Family Shelter Services Intermediate Housing Rehabilitation (2013)</li> <li>Bridge Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Underway (anticipated 2015)</li> </ul>

**Summary of 2010-2014 Objective/Outcomes –Homelessness**

<b>Objectives</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Outcome/ Objective*</b>
<b>Homeless</b>			
Support essential services and facility improvements to enable homeless persons to access suitable living environments	Persons	51,000	SL-1

<b>Objective</b>	<b>PY</b>	<b>IDIS Activity</b>	<b>Matrix Code</b>	<b>Activity Name</b>	<b>Drawn in PY 14</b>	<b>Number of People Assisted</b>
Create suitable living environments	2013	343	03C	Bridge Communities Transitional Housing Rehab	\$97,134.88	134
Create suitable living environments	2013	347	05B	DuPage PADS – Olympus Pl. Operating Costs	\$5,000.00	*
Create suitable living environments	2013	348	03C	Family Shelter Services Intermediate Housing Rehab	\$1,125.00	8
Create suitable living environments	2013	349	05Q	Naperville CARES Emergency Assistance Program	\$13,136.39	*
<b>Total</b>					<b>\$116,396.27</b>	<b>142</b>

\*Completed in Program Year 2013 and reported in Program Year 2013 CAPER.

<b>Homeless Assistance – Persons</b>	<b>Goals for PY14</b>	<b>Actual Units</b>
Extremely Low Income (0-30% MFI)	70	78
Very Low Income (30-50% MFI)	49	50
Moderate Income (50-80%)	12	14
<b>Totals</b>	<b>131</b>	<b>142</b>

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Social service agencies that operate transitional housing programs provide supportive services such as job training, financial counseling, and individual and family counseling to assist participants to return to full independence.

3. Identify new Federal resources obtained from Homeless Super NOFA.

The DuPage County Continuum was awarded \$3,675,741 for fifteen (15) projects with FY11 Super NOFA funds.

## **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

Planning to meet the needs of the homeless is done 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](http://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

The 2013 American Community Survey (U.S. Census) counted 5,790 Individuals or 4.1 percent of the population living below the poverty level. Although this is a small percentage of Naperville's total population, it is almost double the poverty rate in 2000 when only 2,809 individuals or 2.2 percent were below the poverty level. By comparison, Naperville's total population grew about 10.5 percent during the same period.

With the goal of reducing homelessness in mind, the City implemented a Social Services Grant Program within the City's General Operating Fund. The purpose of the Program is to provide necessary financial assistance to municipal and not-for-profit social service agencies that serve the needs identified in the Consolidated Plan. In PY14, \$500,000 was allocated towards the achievement of this goal, with an additional \$100,000 allocated to mental health and drug abuse prevention activities.

In addition to the Social Services Grant fund, the City continued 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.

In PY14, the City of Naperville expended \$116,396.27 on four (4) activities addressing the homeless prevention goals identified in the DuPage County 2010-2014 Consolidated Plan. Two (2) of these projects were actually completed in PY13 and are included in the PY13 CAPER. The other two projects benefited a total of 142 people, slightly exceeding the goal of 131 people. One (1) additional PY14 project was delayed, but will be completed in PY15.

<b>Five Year Con Plan Goals: Homeless Prevention Goals</b>		
<b>Goals</b>	<b>2014 CDBG Projects to Meet Goals</b>	<b>Comments/Actions/Taken/Results</b>
Ensure a wide range of services are available to prevent homelessness	<ul style="list-style-type: none"> <li>• Naperville CARES Emergency Assistance (2013)</li> <li>• DuPage PADS – Olympus Pl. Operating Costs (2013)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2013)</li> <li>• Project Completed (2013)</li> </ul>
Supportive Shelter	<ul style="list-style-type: none"> <li>• Family Shelter Services Intermediate Housing Rehabilitation (2013)</li> </ul>	<ul style="list-style-type: none"> <li>• Project Completed (2014)</li> </ul>

Expansion of Transitional Housing Opportunities	<ul style="list-style-type: none"> <li>Bridge Communities Transitional Housing Capital Rehabilitation (2013)</li> <li>Family Shelter Services Intermediate Housing Rehabilitation (2013)</li> <li>Bridge Communities Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Underway (anticipated 2015)</li> </ul>
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Objective	PY	IDIS Activity	Matrix Code	Activity Name	Drawn in PY 14	Number of People Assisted
Create suitable living environments	2013	343	03C	Bridge Communities Transitional Housing Rehab	\$97,134.88	134
Create suitable living environments	2013	347	05B	DuPage PADS – Olympus Pl. Operating Costs	\$5,000.00	*
Create suitable living environments	2013	348	03C	Family Shelter Services Intermediate Housing Rehab	\$1,125.00	8
Create suitable living environments	2013	349	05Q	Naperville CARES Emergency Assistance Program	\$13,136.39	*
<b>Total</b>					<b>\$116,396.27</b>	<b>142</b>

\*Completed in Program Year 2013 and reported in Program Year 2013 CAPER.

Homeless Assistance – Persons	Goals for PY14	Actual Units
Extremely Low Income (0-30% MFI)	70	78
Very Low Income (30-50% MFI)	49	50
Moderate Income (50-80%)	12	14
Totals	131	142

Several of the projects in the homelessness category address homelessness and homelessness prevention at the same time. The projects in this category provide housing for people who are homeless; these projects also provide supportive services focused on preventing future episodes of homelessness. This approach prevents those who are the most vulnerable from falling through the cracks of fragmented services, and assures that those that were chronically homeless are better prepared for independent living.

## Emergency Shelter Grants (ESG)

Program Year 5 CAPER ESG response:

**This does not apply to the City of Naperville because it does not receive Emergency Shelter funding.**

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
  - b. Homeless Discharge Coordination
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
  - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

## COMMUNITY DEVELOPMENT

### Community Development

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

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*
  - b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*
  - c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

Five Year Con Plan Goals: Community Development		
Goals	2014 CDBG Projects to Meet Goals	Comments/Actions/Taken/Results
Undertake public service activities	<ul style="list-style-type: none"> <li>DuPage PADS – Olympus Pl. Operating Costs (2013)</li> <li>Naperville CARES -Emergency Assistance Program (2013)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Completed (2013)</li> </ul>
Enhance overall accessibility by reducing architectural barriers	<ul style="list-style-type: none"> <li>Naperville Heritage Society ADA Improvements (2013)</li> <li>Naperville Heritage Society ADA Improvements (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Underway (anticipated 2015)</li> </ul>
Provide needed public improvements, both in terms of infrastructure and public facilities	<ul style="list-style-type: none"> <li>Turning Pointe Autism Foundation Life Skills Apartment Buildout (2013)</li> <li>Northern Illinois Food Bank Loading Dock Doors Installation (2013)</li> <li>Bridge Communities Transitional Housing Capital Rehabilitation Work (2013)</li> <li>Family Shelter Services Intermediate Housing Rehabilitation (2013)</li> <li>Little Friends Acquisition (2014)</li> <li>Ray Graham Association – Starling CILA (2014)</li> <li>Northern Illinois Food Bank Improvements (2014)</li> <li>Bridge Acquisition (2014)</li> </ul>	<ul style="list-style-type: none"> <li>Project Completed (2013)</li> <li>Project Completed (2013)</li> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Completed (2014)</li> <li>Project Underway (anticipated 2015)</li> <li>Project Underway (anticipated 2015)</li> </ul>
Capacity building: assess opportunities, certify CHDO's, seek additional resources, and propose activity coordination among agencies		

Objective	PY	IDIS Activity	Matrix Code	Activity Name	Drawn in PY 14	Actual Units
Create suitable living environments	2013	343	03C	Bridge Communities Transitional Housing Capital Rehabilitation Work (2013)	97,134.88	134
Create suitable living environments	2013	347	05B	DuPage PADS – Olympus Pl. Operating Costs (2013)	5,000.00	*
Create suitable living environments	2013	348	03C	Family Shelter Services Intermediate Housing Rehabilitation (2013)	1,125.00	8
Create suitable living environments	2013	349	05Q	Naperville CARES -Emergency Assistance Program (2013)	13,730.42	*
Create suitable living environments	2013	350	03B	Naperville Heritage Society ADA Improvements (2013)	24,290.00	*

Create suitable living environments	2013	351	03	Northern Illinois Food Bank Loading Dock Doors Installation (2013)	37,950.00	*
Create suitable living environments	2013	354	03B	Turning Pointe Autism Foundation Life Skills Apartment Buildout (2013)	20,000.00	*
Create suitable living environments	2014	360	01	Little Friends Acquisition (2014)	150,000.00	3
Provide decent affordable housing	2014	364	03B	Ray Graham Association - Starling CILA (2014)	24,805.87	6
Create suitable living environments	2014	363	03	Northern Illinois Food Bank Improvements (2014)	49,036.54	In Progress
<b>Total</b>					<b>423,072.71</b>	<b>151</b>

\* Projects with expenditures in PY14 that were completed in PY13 are included in the PY13 CAPER.

	<b>Extremely Low Income (0-30% MFI)</b>	<b>Very Low Income (30-50% MFI)</b>	<b>Moderate Income (50-80%)</b>	<b>Income (80%+)</b>	<b>Totals</b>
Community Development - Persons	86	51	14	0	151

The table below lists Community Development Needs in the City of Naperville. General public facility needs, senior services and other public service needs are rated as highly important.

#### Community Development Needs (City of Naperville)

<b>Priority Community Development Needs</b>	<b>Priority Need Level</b>	<b>Dollars to Address Unmet Priority Need</b>
<b>PUBLIC FACILITY NEEDS</b>		
Public Facility General	High	\$900,000
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		
<b>INFRASTRUCTURE</b>		
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
<b>PUBLIC SERVICE NEEDS</b>		
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
<b>ECONOMIC DEVELOPMENT</b>		
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
<b>PLANNING</b>		
Planning	Med	\$360,000
<b>TOTAL ESTIMATED DOLLARS NEEDED</b>		<b>\$2,200,000</b>

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

The City of Naperville funded eight (8) projects that address high or medium priority needs for public facilities and services. Out of these eight (8) projects, four (4) projects addressed the need for handicapped centers, two (2) for other public facilities and two (2) for other public services. Total spending for community development projects of high and medium priorities in PY14 was \$324,812.83. Two (2) other projects addressed the need for homeless facilities that are also considered public facilities. These projects totaled \$98,259.88.

2. Changes in Program Objectives

- a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

Question not applicable, the City did not change any program objectives.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*  
b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*  
c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

Since HUD's monitoring visit in 2011, the City has closely work with the Chicago Community Planning and Development (CPD) office to assure that, as the program progresses, it maintains regulatory compliance. The City of Naperville staff coordinating the program has gained essential knowledge and expertise to implement effective practices in overseeing subrecipients and monitoring the program. The CDBG program is managed as a team effort between the Transportation, Engineering and Development Business Group, Finance Department and City Manager's Office assuring high accountability of the program. Developed policies and procedures serve as a guarantee of consistency across coordination practices and are updated on regular basis. The City makes a great effort to make all decisions regarding the program fair and in accordance with regulations and priorities of the Consolidated Plan. HUD's monitoring visit in 2013 revealed only one finding, which was immediately corrected. At this time, the City of Naperville's CDBG program is in full compliance with its regulations and objectives.

4. For Funds Not Used for National Objectives

- a. *Indicate how use of CDBG funds did not meet national objectives.*  
b. *Indicate how did not comply with overall benefit certification.*

Question not applicable; the City of Naperville only funds activities that meet national objectives.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
- Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*
  - Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*
  - Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

Question not applicable, the City of Naperville did not require anti-displacement and relocation during program year.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
- Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
  - List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
  - If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

Question not applicable, the City of Naperville did not fund economic development activity during 2014 program year.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
- Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

For the projects that did not benefit presumed limited clientele, income verification demonstrates that the clientele falls into a low and moderate income group.

8. Program income received
- Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
  - Detail the amount repaid on each float-funded activity.*
  - Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
  - Detail the amount of income received from the sale of property by parcel.*

Question not applicable; the City of Naperville did not receive program income during program year.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. *The activity name and number as shown in IDIS;*
- b. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*

During PY14, the City of Naperville did not reimburse any funds to the disallowed activities.

- c. *The amount returned to line-of-credit or program account; and*

The City of Naperville did not return any funds to the line of credit in PY14.

- d. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

As are result of the HUD monitoring findings in 2011, the City of Naperville agreed to replace disallowed activities for which funds had been drawn down in IDIS with City funds over a three year period beginning in PY13. The total amount to be replaced by the City is \$384,195, and this amount will be spread evenly over three program years at \$128,065 per year. The City of Naperville completed its second year of reimbursement in PY14.

10. Loans and other receivables

- a. *List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
- b. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
- c. *List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
- d. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
- e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

Question not applicable; the City of Naperville did not initiate any loans during program year.

11. Lump sum agreements

- a. *Provide the name of the financial institution.*
- b. *Provide the date the funds were deposited.*
- c. *Provide the date the use of funds commenced.*
- d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

Question not applicable; the City of Naperville did not have any lump sum agreements during program year.

**12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**

- Identify the type of program and number of projects/units completed for each program.
- Provide the total CDBG funds involved in the program.
- Detail other public and private funds involved in the project.

Objective	PY	IDIS Activity	Matrix Code	Activity Name	Drawn in PY14	Actual Persons
Create suitable living environments	2013	343	03C	Bridge Communities Transitional Housing Rehab	\$97,134.88	134
Provide decent affordable housing	2013	346	14B	DuPage PADS Olympus Place Rehab	\$51,400.00	11
Create suitable living environments	2013	348	03C	Family Shelter Service Intermediate Housing Rehab	\$1,125.00	8
Create suitable living environments	2014	357	14A	City of Naperville Sewer Backup Device Program	\$999.11	1
Provide decent affordable housing	2014	364	03B	Ray Graham Association Starling CILA	\$24,805.87	6
<b>Total</b>					<b>\$175,464.86</b>	<b>160</b>

	Extremely Low Income (0-30% MFI)	Very Low Income (30-50% MFI)	Moderate Income (50-80%)	Income (80%+)	Totals
Housing Rehabilitation	94	52	14	0	160

The City of Naperville used funds from the City's General Fund in addition to CDBG funds to complete its project:

PY	IDIS Activity	Activity Name	CDBG Funds	Other Funds
2014	357	City of Naperville Sewer Backup Device Program	\$999.11	\$2,997.32

**13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies**

- Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Question not applicable; the City of Naperville did not fund neighborhood revitalization strategies during program year.

## Antipoverty Strategy

- Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Based on the 2013 American Community Survey (U.S. Census) poverty rate of 4.1%,

Naperville as a whole has a small percentage of poverty level residents. However, this represents more than a 100 percent increase since 2000, a period when the population as a whole increased by about 10.5 percent. Local social service providers also report that they are serving more people below the poverty level. Persons at risk of homelessness, single mothers, and other groups with a growing need for assistance need to be targeted to help reduce poverty and to end the cycle of homelessness. With this goal in mind, the City will continue to encourage the provision of affordable, supportive, and transitional housing, and work to identify the needs of those threatened with poverty to find resources to meet those needs. The City will continue to market programs that provide financial literacy and training. Through the City sponsored Social Services Grant Program the City also provides funding for a career center which helps low- income individuals find jobs and with a local YMCA who provides after school programs for at-risk youth.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

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

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

The City of Naperville completed two (2) projects in PY14 that address the needs of non-homeless individuals who require supportive housing. One project acquired a single-family home for use as a Community Integrated Living Arrangement (CILA) for autistic men. The other rehabbed an existing CILA home for mentally and physically disabled women. In addition, a rehab project was completed for an apartment building providing affordable housing to formerly chronically homeless people overcoming substance abuse, disabilities and other conditions that may impair their ability to live independently. The City continues to evaluate potential projects to ensure they meet the goals established in the DuPage County Consolidated Plan. The City reviews its application review process each year with this in mind.

A description of the activities is as follows:

Objective	PY	IDIS Activity	Matrix Code	Activity Name	Drawn in PY14	Number of People Assisted
Provide decent affordable housing	2013	346	14B	DuPage PADS Olympus Place Rehab	\$51,400.00	11
Create suitable living environments	2014	360	01	Little Friends Acquisition	\$150,000.00	3
Provide decent affordable housing	2014	364	03B	Ray Graham Association Starling CILA	\$24,805.87	6
<b>Total</b>					<b>\$226,205.87</b>	<b>20</b>

	Extremely Low Income (0-30% MFI)	Very Low Income (30-50% MFI)	Moderate Income (50-80%)	Totals
Non-Homeless Special Needs	19	1	0	20

## Specific HOPWA Objectives

Program Year 5 CAPER Specific HOPWA Objectives response:

**This section does not apply to the City of Naperville because it does not receive HOPWA funding.**

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

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. Those community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other

efforts that assist persons living with HIV/AIDS and their families.

ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
- (3) A brief description of any unique supportive service or other service delivery models or efforts
- (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

iii. Barriers or Trends Overview

- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
- (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
- (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years

b. Accomplishment Data

- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
- ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.