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Title: Approve the Community Development Block Grant (CDBG) Program Year 2024 Annual Action Plan allocating \$535,000 (Item 2 of 2)

Sponsors:

Indexes:

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Attachments: 1. PY24 AAP DRAFT for Public Comment

Date	Ver.	Action By	Action	Result
2/6/2024	1	City Council	approved	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the Community Development Block Grant (CDBG) Program Year 2024 Annual Action Plan allocating \$535,000 (Item 2 of 2)

DEPARTMENT: Community Services

SUBMITTED BY: Miranda Barfuss, Community Grants Coordinator

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Program Year 2024 Annual Action Plan represents the fifth year of the DuPage County Consortium 2020 - 2024 Consolidated Plan.

For Program Year 2024, the City of Naperville estimates that it will receive approximately \$535,000 in CDBG funds from the U.S. Department of Housing and Urban Development (HUD). When the exact allocation amount is made available by Congress, the City will adjust the awards based on the Contingency Provisions discussed below.

The attached Annual Action Plan (AAP) outlines how CDBG funds will be spent in Program Year 2024 and how these projects meet the objectives of both the CDBG program and the Consolidated Plan.

DISCUSSION:

To distribute the CDBG funding, the City held a Call for Projects and received 14 applications requesting a total of \$851,073.55. All applications were evaluated and scored by a multi-disciplinary

team consisting of staff from the Community Services Department, commissioners from the Human Rights & Fair Housing Commission, and members of the Accessible Community Task Force and Senior Task Force.

Recommended Awards/Allocations:

Affordable Rental Housing - \$117,000

1) Illinois Independent Living Center - \$30,000

These funds will be used to rehabilitate the parking lot for safety, accessibility, and elimination of water pooling at Katharine Manor Apartments (1141 Iroquois Avenue, Naperville) a multi-unit apartment building providing affordable, accessible housing to low and moderate-income disabled homeowners and renters.

2) Naperville Elderly Homes - \$87,000

These funds will be used to repair building masonry at Martin Avenue Apartments (310 West Martin Avenue, Naperville), a multi-unit apartment complex providing affordable rental housing for low and moderate-income seniors.

Affordable Owner-Occupied Housing - \$21,750

1) Rebuilding Together Aurora - \$21,750

These funds will be used to facilitate the City of Naperville Single-Family Home Repair Program, rehabilitating owner-occupied single-family homes within the municipal boundaries of the City of Naperville. CDBG-funded eligible homes will be occupied by low and moderate-income residents who are elderly or disabled and requiring home modifications and/or repairs they are unable to perform on their own due to financial or physical constraints.

Homeless Housing and Supportive Services - \$106,000

1) Bridge Communities - \$90,000

These funds will be used to completely rehabilitate 2 units in a transitional housing building (1330 Crab Apple Court, Naperville) by replacing cabinetry and countertops in the kitchens, replacing the flooring throughout each unit and closet doors, replacing tile and fixtures in the bathrooms and repainting each unit. These improvements will maintain these units as quality, affordable transitional housing for homeless and at-risk families.

2) 360 Youth Services - \$16,000

These funds will be used to rehabilitate the Cornerstone Group Home for Boys, providing emergency housing for 8 boys ages 13-17 who are homeless and wards of the state. Carpeting and flooring will be replaced throughout the facility. Improvements will maintain this facility as quality, affordable emergency housing for homeless and at-risk youth.

Special Needs Housing and Supportive Services - \$85,000

1) Little Friends - \$35,000

These funds will be used to rehabilitate a Community Integrated Living Arrangement (CILA) duplex housing 4 adults with disabilities. The home (947-949 N. Brainard St. Naperville) will be rehabilitated by replacing the roof, repairing the front stoop and walk, and remodeling the bathrooms for ADA compliance. The home will be retained as affordable, accessible housing for adults with disabilities.

2) Ray Graham Association - \$50,000

These funds will be used to assist in the remodeling of a CILA housing 6 adults with disabilities. The home (52 Starling Lane, Naperville) will be rehabilitated by remodeling the basement common area to create one additional bedroom, allowing each resident to have their own room, and to be retained as affordable, accessible housing for adults with disabilities.

Non-Housing Community Development: Accessibility - \$5,000

1) Naperville Heritage Society - \$5,000

These funds will be used to install an ADA accessible tri-level water bottle filling and fountain station on the museum campus.

Non-Housing Community Development: Homeless - \$60,000

1) Loaves & Fishes Community Services - \$60,000

These funds will be used to provide emergency rent/mortgage and utility assistance, as well as counseling, to prevent low and moderate-income recipients from becoming homeless.

Non-Housing Community Development: Public Facilities - \$25,000

1) YMCA of Metropolitan Chicago - \$25,000

These funds will be used to improve the playground at the Fry Family YMCA (2120 95th Street, Naperville). Improvements will increase ADA access through installation of a ramp and new accessible play structures and resurface the area for enhanced accessibility.

Non-Housing Community Development: Public Services - \$20,250

1) DuPagePads -\$17,000

These funds will be used to provide on-site services to formerly chronically homeless individuals now living in permanent supportive housing at 5 Olympus Place Drive, Naperville.

2) Community Service Council of Northern Will County - \$3,250

These funds will be used to provide housing counseling to low and moderate-income Naperville residents in Will County. Housing counseling will focus on mortgage default/foreclosure prevention, rental eviction counseling, rental counseling to renters and landlords, financial literacy education and pre-purchase counseling to first-time homebuyers.

Administration & Planning - \$95,000

1) Grant Administration - \$55,000

These funds will be used to fund salary/administration costs for the Program Year 2024 CDBG Program.

2) Fair Housing Impediments Analysis - \$40,000

These funds will be used to fund a statutorily required Fair Housing Impediments Assessment in preparation for the development of the 2025-2029 Consolidated Plan.

Funding Contingencies:

Contingency Action #1:

If the final grant allocation is **more than** \$535,000, the City will make the following changes in proposed activities:

- 1) Add additional funding for CDBG-eligible public service activities: (a) Loaves & Fishes CARES

program, (b) DuPage Pads Olympus Place supportive housing program, and (c) Community Service Council of Northern Will County's housing counseling program, with total allocations to remain within the 15% HUD cap on public service activities;

- 2) Add funding for Rebuilding Together Aurora for provision of the City of Naperville Single-Family Home Repair Program;
- 3) Add funding for fair housing activities, with total allocation to remain within the 20% HUD cap on planning and administration activities.

Contingency Action #2:

If the final grant allocation is **less than** \$535,000, the City will proportionally reduce the proposed funding amounts for all activities to match the actual allocation amount.

Public Comment:

The AAP was made available for public comment starting January 5, 2024 and concludes with a public hearing at the February 6, 2024 City Council meeting. Copies of the AAP are available at the Municipal Center, Naperville Public Libraries and on the City's website. To date, no comments have been received.

FISCAL IMPACT:

Allocation of approximately \$535,000 in Community Development Block Grant Program Year 2024 funds.