



Legislation Text

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**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Approve the Community Development Block Grant (CDBG) Program Year 2022 Annual Action Plan allocating \$565,000 (Item 2 of 2)

**DEPARTMENT:** Community Services

**SUBMITTED BY:** Ruth Broder, CDBG Administrator

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

The Program Year 2022 Annual Action Plan represents the third year of the DuPage County Consortium 2020-2024 Consolidated Plan.

For Program Year 2022, the City of Naperville estimates that it will receive approximately \$565,000 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 2022 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 12 capital improvement project applications requesting a total of \$1,141,703.50. Two applications, totaling \$110,000, were submitted that were eligible for the City's Social Services Grant program as well as CDBG.

All applications were evaluated and scored by a multi-departmental team of staff from the Community Services Department, Naperville Police Department, Advisory Commission on Disabilities, Human Rights and Fair Housing Commission, and Senior Task Force.

**Recommended awards/allocations**

**Affordable Rental Housing - \$66,625**

**1. Illinois Independent Living Center - \$32,400**

Subject to the results of an appraisal, these funds will be put toward the purchase of a two-bedroom condominium unit. The unit will be used as a permanently affordable rental unit in an

apartment building providing affordable and accessible housing to low- and moderate-income disabled homeowners and renters.

**2. Naperville Elderly Homes - \$34,225**

This award will be used to replace damaged concrete walkways and repair masonry at a building providing affordable rental housing to approximately 221 low-income seniors.

**Homeless Housing and Supportive Services - \$266,700**

**1. Bridge Communities, Inc. - \$66,700**

Project #1 (\$30,000) is the replacement of the existing boiler at 1330 Crab Apple Court, Naperville, IL, with a high-efficiency boiler at a six-unit apartment building,

Project #2 (\$36,700) is the remodel of three kitchens at 432 E. Bailey Road, Naperville at a cost of approximately \$12,000/unit. Both buildings provide transitional housing to homeless families. Improvements will increase energy-efficiency and maintain these units as quality, affordable housing.

**2. DuPage PADS, Inc. - \$200,000**

This award will be used to support the acquisition of a former Red Roof Inn Motel located at 1113 Butterfield Road, Downers Grove, IL to serve as an interim housing center providing housing and services for homeless families and individuals.

**Public Facilities - \$30,000**

**1. Northern Illinois Food Bank - \$30,000**

These funds will be used to replace the dock plates at Northern Illinois Food Bank's distribution center in Geneva, Illinois. This location collects and distributes food to food banks throughout northeastern Illinois, including Naperville locations.

**Public Services - \$84,750**

**1. Loaves & Fishes Cares Program - \$68,000**

These funds will be used to provide emergency rent/mortgage and utility assistance.

**2. DuPage PADS Olympus Place Housing Program - \$16,750**

These funds will be awarded to provide supportive services to formerly homeless people with chronic disabilities now living in permanent supportive housing at 5 Olympus Place, Naperville.

**Special Needs Housing and Supportive Services - \$51,925**

**1. Little Friends, Inc. - \$15,000**

This award will be used for capital improvements to a Community Integrated Living Arrangement (CILA) for four disabled adults, located at 123 Cedarbrook Road, Naperville. Specifically, funds will be used to complete one or more rehabilitation projects, including renovation of bathrooms for ADA compliance, renovation of the roof, installing new flooring, installation of a ramp to the front door, and/or installation of new exterior doors and windows.

**2. Ray Graham Association - \$15,000**

These funds will be used to remodel the basement of group home for disabled adults to add one additional bedroom providing housing for an adult with disabilities.

### 3. United Cerebral Palsy-Seguin - \$21,925

These funds will be used for capital improvements to a Community Integrated Living Arrangement (CILA) for four disabled adults, located at 715 Sara Lane, Naperville. Specifically, funds will be used to complete one or more rehabilitation projects, including replacement of roof and gutters, and replacement of the existing furnace with a high-efficiency furnace and humidifier/air purifier system.

### Program Administration - \$65,000

1. Awarded for salary/program administration costs.

### Funding contingencies

#### *Contingency Action #1*

If the final grant allocation **is more than** \$565,000, the City will undertake the following changes in the proposed three activities:

1. Add funding for CDBG-eligible public services activities as follows:
  - a. Loaves & Fishes CARES Emergency Financial Assistance Program up to \$75,000
  - b. DuPage PADS Olympus Place Supportive Housing Program with total public services costs to remain within the 15% HUD cap on public service activities
2. Add funding for fair housing activities (subject to planning and administration cap)
3. Add funding for infrastructure and facility improvement projects located in low- and moderate-income concentration areas (based on census tract block group data), or for infrastructure improvement projects targeted to low and moderate-income single-family homeowners or rental properties occupied by a minimum of 51% low and moderate-income residents, or barrier removal/ADA compliance projects in City-owned properties. These projects will be managed by the Transportation, Engineering, and Development (TED) Business Group or the Department of Public Works

#### *Contingency Action #2:*

If the final grant allocation **is less than** \$565,000, the City will undertake the following change:

- 1) Proportionally reduce the proposed funding amounts for all activities to match the actual allocation amount.

The AAP was made available for public comment starting January 17, 2022 and concludes with a public hearing at the February 15, 2022 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 \$565,000 in Community Development Block Grant Program Year 2022 funds.