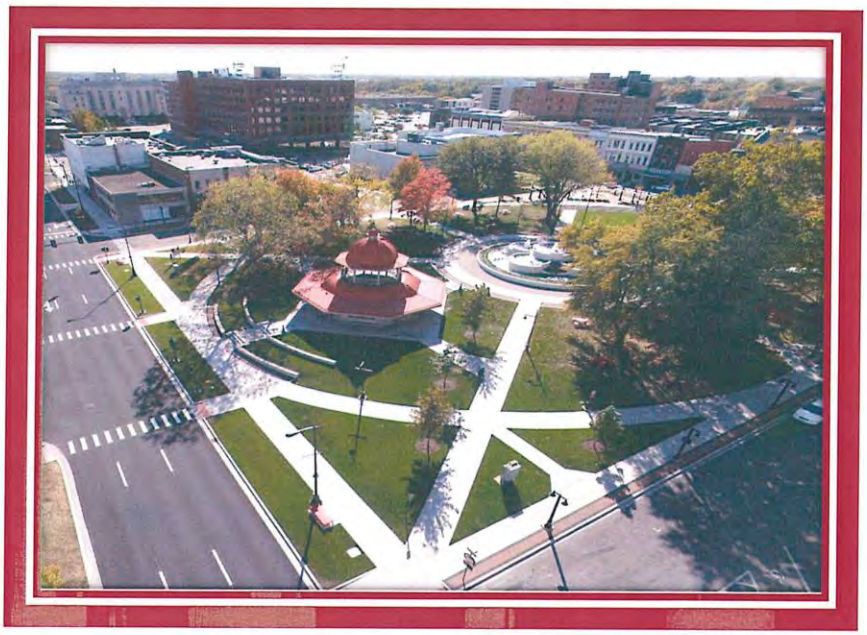
CITY OF DECATUR, ILLINOIS



Annual Action Plan

FY 2021

PREPARED BY:

NEIGHBORHOOD SERVICES DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

OMB Control No: 2506-0117 (exp. 09/30/2021)

ANNUAL ACTION PLAN
FY 2021-2022
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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Decatur, Illinois is an entitlement community which receives an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the U. S. Department of Housing and Urban Development (HUD)-Community Planning and Development (CPD). The Consolidated Plan is a 5-year planning document. The 2020-2024 Consolidated Plan was developed through input from citizens, lead agencies, and community partners. The Consolidated Plan provides a demographic snapshot, reviewed housing supply, and identified housing needs. Each year, an annual plan is developed based upon the needs identified in the Consolidated Plan. The Consolidated Plan includes a strategy to address the non-housing development needs. The City anticipates addressing some of the identified unmet needs through collaboration with other organizations and support. The Fiscal Year 2021 Annual Action Plan is the second year of the Consolidated Plan FY2020-2024. The 2021 Fiscal Year runs from May 1, 2021 through April 30, 2022. The Annual Action Plan provides a summary of actions, activities, and programs that will take place during the Fiscal Year 2021 to address the priority needs and specific objectives identified in the Consolidated Plan. The Annual Action plan identifies the linkage between the use of federal resources and the specific objectives developed to address the community's priority needs identified in the Consolidated Plan.

The City's 2021 allocation is $1,400,311.00 in Community Development Block Grant (CDBG) funds and $413,549 in HOME Investment Partnership Program (HOME) funds. The CDBG funds and HOME funding will be used to support activities which benefit very low, low, and moderate-income persons and low-moderate income areas. The CDBG funds and HOME funds will be used in conjunction with program income, carryover funds, and other funding sources to complete programs and projects to further the goals and objectives of the Consolidated Plan.

This Annual Action Plan is presenting the City's strategy for use of the entitlement funding allocation during Fiscal Year 2021, in conjunction with other sources, to meet the objectives outlined in the Consolidated Plan for housing, homelessness, special needs, public services, economic development, public improvements, and neighborhood revitalization. The information will be presented in narrative form and table form. Finally, it states the manner in which the City intends to address other areas covered in the Consolidated Plan including barriers to affordable housing, coordination of resources, and program monitoring.

This Annual Action Plan is presenting the City's strategy for use of the entitlement funding allocation during Fiscal Year 2021, in conjunction with other sources, to meet the objectives outlined in the Consolidated Plan for housing, homelessness, special needs, public services, economic development, public improvements, and neighborhood revitalization. The information will be presented in narrative form and table form. Finally, it states the manner in which the City intends to address other areas

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covered in the Consolidated Plan including barriers to affordable housing, coordination of resources, and program monitoring.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's plan addresses objectives that: assist low income families with housing rehabilitation which will address code issues, energy efficiency, accessibility, emergency assistance to enable families to remain in their homes, improve the living environment through housing code enforcement and spot demolition, and provide expanded educational-job training opportunities. The expected outcomes will provide decent, safe, sanitary, and affordable housing, improve the quality of the living environment, and increase economic opportunity. Utilizing carryover funds along with 2021 federal funds and program income, the City anticipates helping eliminate hazards in 10 homeowner occupied homes and address residential improvements for 6 homeowners plus code compliance in 4 different homeowner units. In the low-income census tracts, the city will address code enforcement for a minimum of 200 units and potentially a minimum of 10 demolitions.

Through the Citizen Participation process, residents and organizations identify the needs and provide comments. The City of Decatur is currently in a 33-day comment period. A 2021 Action Plan public meeting will held be Thursday, May 20, 2021, at noon in the City Council Chambers of the Decatur Civic Center.

The community has seen a decrease in funding and the impact of COVID-19 in many areas which has impacted housing, services, employment, and organization staffing. Without resources, the community cannot address essential needs. Funds have been identified for public service activities which provide education for future employment and training programs for low-income residents. Homeowners may access the Emergency Program through a first-come first serve process. The CDBG and HOME Residential Rehabilitation Programs are handled in a lottery process whether the program is city-wide or targeted. Low income residents complete a form which provides contact information, location of the home, and requested housing assistance. Residents drop the form in a "Lottery Box" when the lottery program is open. Residents are given approximately six weeks to deposit a form in the lottery box. Names are periodically drawn from the box. Homeowners are contacted. Appointments are scheduled for homeowner to apply for assistance. When programs are available, a notice is provided to the public through various sources: media releases, the City of Decatur web, agency meetings, and mailings. Several of the community's needs are also being addressed through the use of non-federal funds, such as: infrastructure improvements, crime prevention, education, training, housing, etc.

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3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2020-2024 Consolidated Plan identified various goals. The 2020 Action Plan has several programs, but progress is slow to start due to pandemic. Some of the challenges which have limited the progress or ability to meet goals included reduction: in funding and loss of staff at the various agencies as well as the City. Some of the success was achieved in the rehabilitation of homeowner occupied properties, demolition of blighted, abandoned blighted properties and code enforcement. Funds identified in the 2021 Action Plan will be utilized to address the needs for education and employment training, spot demolition, residential rehabilitation, and new construction of 20 affordable residential rental units. The multi-unit project budget exceeds $4 million dollars. This project will provide job opportunities with the outcome of 20 new code compliant rental units. The project is funded with a combination of Illinois Housing Development Authority (IHDA) HOME Investment Partnership Funds, Low-Income Housing Tax Credits (LIHTC), private investment funds, as well as local HOME Investment Partnership Funds. The project is anticipated to begin in the last half of 2021.

Due to a shortfall in general fund budget, the City continues to look for other funding sources. Within the last several years, City of Decatur received funding from the Illinois Housing Development Authority (IDHA), in the amount of $125,000 to remove unsafe structures and has recently submitted another application to IHDA for additional funding. The City was awarded $470,000 from IHDA for the Single-Family Rehabilitation Program, Round 3. Additionally, IHDA awarded the City $125,000 under the Strong Communities Program to target the area of John Hills and around. Regarding economic development efforts, investments continue. Beginning in the fall of 2017, residents were invited to participate in community meetings for the development of a Community Revitalization Plan. The public was provided additional opportunities for input and was updated on the revitalization efforts over the last four years. The Howard G. Buffett Foundation generously agreed to provide a significant investment to support the neighborhood redevelopment portion of the revitalization effort. Recently, the foundation has contributed funds for demolition, clean-up, infrastructure, and crime prevention activities, such as a "Gun Buy Back".

The pandemic has crippled a number of businesses, effected employment and employment opportunities, services, public health, education, and more. The City of Decatur received over 1.2 million dollars in CDBG-CV funds. Currently, two organizations, DOVE Financial Assistance (DFA), and Community Investment Corporation of Decatur, Inc. (CICD), are sub-grantees for the CDBG-CV programs. DFA works with residents, affected by the pandemic, to assist with delinquent utility bills, rent, and mortgage. In mid-February of 2021, CICD began working with small businesses affected by COVID. The City of Decatur received Coronavirus Urgent Remediation Emergency Support Program (CURE)funds. The funds are administered under the Economic Support Payments Grants Program (ES

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Program). The program provides financial assistance to businesses that have experience significant disruption or temporary closure (a business interruption). Potential grant funds cannot exceed $1,190,000.00.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Decatur provides residents the opportunity to share their opinions on the needs and priorities through public discussion, phone communication, fax, letters, surveys, zoom meetings, Facebook, or e-mails. The City's comment period for the Action Plan will begin May 6, 2021 and end June 7, 2021. A public meeting shall be held Thursday, May 20, 2021, 12:00 noon. The meeting will be recorded and available for residents to view on Channel 18. Residents have an opportunity to openly ask questions regarding the proposed 2021 Annual Action Plan at the meeting. The Draft 2021 Action Plan will be available on the City of Decatur's website. Questions and comments may be submitted by e-mail to: ActionPlan@decaturil.gov during the comment period. Written comments may be submitted to: City of Decatur, Neighborhood Services Division, Attention: Richelle L. Dunbar, 1 Gary K. Anderson Plaza, Decatur, Illinois 62523.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Citizen Participation prior to and during the development of the 2020-2024 Consolidated Plan identified several priorities. Preservation of affordable housing and continued stabilization of older, low-income neighborhoods in the city are two priorities identified to be addressed through the 2021 Action Plan. Rehabilitation of homeowner occupied units through the Residential Rehabilitation and Emergency Programs, demolition of unsafe residential structures, development of affordable housing for homeowners through Community Housing Development Organization (CHDO) HOME funds, plus continued identification of code issues and owner notification of those code deficiencies.

The 2020 Action Plan addressed the development of safe, affordable supportive rental units and adult education and training along with other programs as identified in the 2021 Action Plan.

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

Each resident and organization are entitled to provide input. The goal is to improve the community through program purposed project implementation based on the community need. At this time, no comment has been received.

7. Summary

The City of Decatur strives to improve the community and the residents' quality of life. The City continues to encourage residents to participate in the discussions and development of the plans, any future amendments to the plans, and the future annual performance report. Residents are encouraged to participate at the community-wide and neighborhood levels. The City continues to address those unmet needs through collaboration with other organizations. Decatur, in conjunction with the community partners, has made the most of the limited resources available. The City will continue the partnerships where meaningful changes will occur to improve the lives of our residents. The following attached information identifies cost burden for owners and renters, housing problems, and severe housing problems. Information regarding population decline has been included. Loss of residents has added to the vacancy issue.

The City of Decatur's Citizen Participation Plan identifies a substantial change as: changes in the use of funds from one Consolidated Plan objective to another; a 38% increase or decrease of funds to any eligible funded activity; changes to carry out an activity using funds from any program covered by the Consolidated Plan which was not previously described in the Action Plan; plus, changes of the purpose, scope, location, or beneficiaries of an activity. The Citizen Participation Plan provides flexibility to adjust funding to accommodate increases or decreases in the budget and urgent need. This provides for faster delivery of programs and projects to serve residents.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DECATUR	City of Decatur / Neighborhood Services Division
HOME Administrator	DECATUR	City of Decatur / Neighborhood Services Division

Table 1 – Responsible Agencies

Narrative (optional)

The City of Decatur Neighborhood Services Division is the lead and responsible agency for the development, amendment, and execution of the Consolidated Plan and the Annual Action Plans. This division is also responsible for the Consolidated Annual Performance Evaluation Report (CAPER). Copies of the 2020 Action Plan is available for the public at the following locations:

Decatur Public Library, 130 N. Franklin Street, Decatur, IL 62523

Decatur Housing Authority, 1808 E. Locust, Decatur, IL 62521

City of Decatur, Department of Community Development, 3rd Floor, #1 Gary K. Anderson Plaza, Decatur, IL. 62523

The documents will also be available at the City of Decatur's website: www.decaturil.gov.

Please note: Due to the pandemic, the Decatur Public Library may have limited hours of operations. At this time, the Decatur Housing Authority Office is not open to the public.

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Consolidated Plan Public Contact Information

Richelle L. Dunbar, Neighborhood Services Manager

City of Decatur-Neighborhood Services Division

1 Gary K. Anderson Plaza

Decatur, IL 62523

rirons@decaturil.gov

217-424-2864

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

1. Introduction

The City of Decatur staff participates in a variety of meetings through positions on organization boards or as members. Active involvement in a variety of groups, allow staff the opportunity to gather information through meetings and correspondence regarding needs and accomplishments in the community. Examples: Decatur Macon County Homeless Council (Continuum of Care), Decatur Community Partnership (DCP), Decatur Macon County Opportunity Corporation (DMCOC), Heritage Behavioral Health, and other agencies which includes county and local agencies and government bodies.

The City of Decatur reached out to the residents and agencies through neighborhood meetings, surveys, and correspondence. Community input for the 2021 Action Plan official comment period is May 6, 2021 through June 7, 2021. Surveys will be available for residents, non-profits, and businesses to complete and return to the Neighborhood Services Division. Comments were taken by mail, e-mail, meetings, fax, or by phone.

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

Staff *will* focus on feedback from the community to gain a broad perspective of the needs and expectations of the many entities (business, social service agencies, and other non-profits) within the community. Engagement will be fostered with varied methods and multiple opportunities for input including individual and group meetings. The staff communicated with community stakeholders including individuals from: Economic Development Corporation (EDC), Decatur Housing Authority (DHA), Macon County Continuum of Care, Community Investment Corporation of Decatur, Inc. (CICD), DOVE, Inc., Macon County Mental Health, Decatur Macon County Senior Center, and a more. During the development of the 2020-2024 Consolidated Plan the participants areas of interest included: housing, education, economic development/employment, the pandemic, training, and neighborhoods. The discussions identified what assets or services were available to residents. What are the needs for education, training efforts and workforce preparation? How does the skills and education of the workforce correspond to employment opportunities? To what extent can community revitalization play a role in housing, safety, and crime? What are the barriers to decent affordable housing for low to moderate income individuals and families in our community including the effects of the pandemic on this matter? Discussions included can we barriers be eliminated. What are the housing needs of special populations in our community (i.e. elderly persons, persons with disabilities, addictions, and HIV/AIDS)? What are the barriers to decent affordable housing for single person households and families in our community? What are the transitional housing needs in our community? What are the most common rental housing problems?

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Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Decatur is a member of the Governing Board - Decatur Macon County Homeless Council Continuum of Care (CoC). The CoC and the City have been working together to serve the homeless since 1994. The Homeless Council Continuum of Care diligently works to meet the needs of homeless individuals and families. This partnership and collaborative programs are funded through grants from the U.S. Department of Housing (HUD) and the Illinois Department of Human Services (IDHS). Dove, Inc. is the lead organization with eighteen (18) partner members: Dove, Inc., the City of Decatur-Neighborhood Services Division, Decatur Housing Authority (DHA), Decatur-Macon County Opportunities Corporation (DMCOC), the Community Investment Corporation of Decatur (CICD), Heritage Behavioral Health Center (Heritage), Supportive Services for Veterans Families (SSVF), Salvation Army, Baby Talk, Crossing Healthcare, Millikin University, Macon Piatt Regional Office on Education, Decatur Public Schools District 61, God's Shelter of Love, HSHS St. Mary's Hospital, Webster Cantrell Youth Advocacy, Department of Children and Family Services, and Good Samaritan Inn.

Continuum Homeless Action Team (CHAT) was developed in July 2015. This team emerged out of the COC Governing Board to address the high rate of chronic homelessness. The team includes members from area homeless service providers including Heritage Behavioral Health Center, Oasis, Salvation Army, and the Coalition for Veteran's Concerns. The goal of CHAT is to identify and house as many chronically homeless individuals, veterans, children, and families as quickly as possible. The creation of CHAT has allowed providers working directly with homeless person to "wrap" themselves around the individuals, veterans and families to understand their unique needs. Providers work with homeless individuals to fast-track them through the CoC provider. Dove-Homeward Bound, by completing paperwork and connecting the individuals, veterans, children or families directly to Homeward Bound to ensure they are on the list for housing and that priority is given due to the chronic status. The formal coordinated entry policy for Macon County CoC was adopted in January 2018. Within the COC, the Homeless Advisory Council meets regularly to discuss programs, services, community resources as well as any needs/barriers for individuals, veterans, and families who are at risk for homelessness. There are more than 75 providers that participate in this formal meeting with ongoing collaboration outside of the meeting. This collaboration goes on daily.

There is a large movement to bring community stakeholders together to improve all areas of the Decatur community including education, social service, health care, and economic development (employment training, job creation, as well as business development).

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is in ongoing communication and consultation with the CoC as a member of the Governing Board regarding the allocation of ESG funds as well as the development of performance standards and evaluative outcomes. The City works with the CoC in identifying, developing and securing funding for homeless services and works with Dove, Inc. and the Governing Board regarding the management and administration of HMIS. Currently Dove, Inc. (lead agency) and the city have discussed ways to provide incentives that would engage providers with the input of data into HMIS. The City of Decatur does not receive the Emergency Shelter Grant (ESG). The City and the CoC continue to work closely especially during the pandemic.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Dove, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims Providing assistance for those affected by COVID
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is in ongoing communication and consultation with the CoC as a member of the Governing Board regarding the allocation of ESG funds as well as the development of performance standards and evaluative outcomes. The City works with the CoC in identifying, developing and securing funding for homeless services and works with Dove, Inc. and the Governing Board regarding the management and administration of HMIS. Currently Dove, Inc. (lead agency) and the city have discussed ways to provide incentives that would engage providers with the input of data into HMIS. The City of Decatur does not receive the Emergency Shelter Grant (ESG).
2	**Agency/Group/Organization**	Decatur Housing Authority
	Agency/Group/Organization Type	Housing PHA

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	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The goals of the organization are to improve the units and maximize current units. Communication will occur with various staff of the organization through group meetings, surveys, and one-on-one conversations.
3	**Agency/Group/Organization**	Macon County Mental Health Board
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The goals of the organization are to improve the units and maximize current units. Communication will occur with various staff of the organization through group meetings, surveys, and/or one-on-one conversations.
4	**Agency/Group/Organization**	EDC of Decatur
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach will include communication and survey. In June of 2019, the Economic Development Corporation of Decatur & Macon County (aka EDC) reported it continually makes an effort to meet the workforce demands of the local employers. The EDC coordinated career awareness efforts such as Manufacturing Days, Healthcare Days, The Andreas Ag Academy and many others. Furthermore, the enrollment at the Heartland Technical Academy had increased over 100% since the "awareness" efforts began. Some additional needs identified include neighborhood revitalization, development of small business in neighborhoods as well as job training for unemployed adults.
5	**Agency/Group/Organization**	Community Investment Corporation of Decatur, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Community Development Corporation
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through several discussions. Those discussion included housing counseling, small business assistance utilizing Revolving Loan Funds and other federal funds, Emergency Rental Assistance, and as a member of the CoC. The organization is working to reach out to provide residents and businesses information which may assist them during the Pandemic. The organization owns housing which houses low-income or no-income residents. This building was initially renovated using IHDA funds.
6	**Agency/Group/Organization**	Decatur-Macon County Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education

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	What section of the Plan was addressed by Consultation?	Case management-providing direction or assistance to seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This was a one-on-one contact. This organization serves the "Senior" citizen in a caring manner to promote increased independence, dignity, safety, physical, as well as mental health. This organization provides outreach and information/assistance to guarantee that services are available and accessible to the senior population. This organization will continue to work with the Macon County Health Dept., CHELP, Catholic Charities, Land of Lincoln Legal Assistance, the East Central Illinois Area Agency on Aging, the United Way, SHIP, and WAND TV. COVID created numerous challenges in 2020. Despite the challenges, the organization assisted seniors with limited services, food baskets, air conditioners, fans, assistance with Medicare, and more. With improved facility COVID prevention in place and improved vaccination, the organization will slowly open up Senior Activities, such as craft class, education, and recreation. Funding dwindled in 2020. The organization is looking for various ways to increase revenue in order to increase the outreach to the senior population.
7	**Agency/Group/Organization**	Decatur Community Partnership
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Focused Substance and Alcohol Education

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Decatur Community Partnership (DCP) is a mix of organizations. Participants include but are not limited to Heritage Behavioral Health Center, Macon-Piatt Regional Office of Education, St. Mary's Hospital, University of Illinois Extension, Main Street Church of the Living God, Decatur Park District/Scovill Zoo, Illinois State's Attorney Office, Macon County Health Department, Illinois Department of Correction, and the City of Decatur's Police Department and Community Development Department. DCP discusses community needs/issues which arise or change. DCP applies for grant funds to address education or substance abuse prevention through the Illinois Department of Human Services, foundations, and other local funds. Historically, the organization has provided "Youth Prevention Education" in the local schools, Alcohol Awareness, and more. Due to the Pandemic, the Decatur Public School (DPS) was providing education remotely until March. Contingent upon the pandemic, DCP may be able to return to providing education in the public schools.

Identify any Agency Types not consulted and provide rationale for not consulting

A variety of organizations and economic development organizations will be provided an opportunity to provide input through conversations, surveys, and electronic communication. Consultation/communication is an ongoing process with community organizations, residents, and other community partners.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DOVE, Inc.	The City and the Continuum of Care continuously work to ensure actions are in place to address homelessness in Decatur. The goals of 2020 through 2024 Consolidated Plan overlap with the goals and strategy of the Continuum of Care as the City is a partner on the Continuum working to end homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The city has reached out extensively to the community and stakeholders over the last few years to identify needs in the community. Community meetings had great participation. Attendance as high as 120 participants at one of the largest meetings. Despite the pandemic, the gathering of information continues and provides an outline for a revitalization roadmap. The community meetings, the public meetings, zoom meetings, one-on-on consultations, and surveys have provided identified needs, objectives, and goals for the City.

Although a formal comment period for the plan ends, the Neighborhood Services Division will continue to communicate with the residents, business, and organizations in the community. Residents may make inquiries about available resources at (217) 424-2797. The City of Decatur also has a general information phone line to assist or direct residents to the appropriate department which may respond to a question or a need. Information is posted on the City of Decatur's website: https://www.decaturil.gov/.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen participation will be a collection of both data from citizen and consultant input within the City of Decatur through an ongoing effort over months and months. The accumulated data collected will reviewed for emerging issues and concerns. Both citizen and consultant stakeholder input will be solicited through public participation utilizing expanded data collection with varied survey methods and tools. The *Citizen Participation Plan (CPP)* centered on outreach, engagement and dialogue with citizen stakeholders which is critical for the success of 2021 Action and identification of changes which may need to occur in the Con Plan. Achieving these crucial connections with stakeholders required data collection from community citizens in varied ways to glean the greatest amount of input possible. Citizen communication may be directed to the Neighborhood Services Division, Community Development Department at the Decatur Civic Center, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Citizens were notified of the public meeting and comment period by press releases, public notification in the Decatur Tribune, the government television Channel 18, Facebook, and the City of Decatur's website. Staff makes an effort to ensure all residents, regardless of income and disabilities are given an opportunity to participate in the process. The public meeting will be held on Thursday, May 20, 2021 at 12:00 noon in the Decatur Civic Center, City Council Chamber, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Citizens are encouraged to comment on the 2021 Action Plan from May 6, 2021 through June 7, 2021.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Each year, the Federal government identifies an annual allocation for the Community Development Block Grant (CDBG) funds and the HOME Investment Partnership (HOME) funds. The Community Development Block Grant (CDBG) allocation for 2021 has been identified as $1,400,311. The HOME Investment Partnership (HOME) allocation for 2021 is $413,549.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,400,311	0	0	1,400,311	0	The allocated funds will be used for activities identified in the Consolidated Plan.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	413,549	18,000	0	431,549	0	The allocated funds will be used for activities identified in the Consolidated Plan. The program income will be used for projects and up to 10% will be assigned to administration costs.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging of funds may occur from a variety of sources. Leveraging may be satisfied by a variety of ways: the owner's private funds, financial institutions, Illinois Housing Development Authority (IHDA) programs, Federal Home Loan Bank (FHLB), foundations as well as other government (local, county, and state). An example: The 2020 Woodford Homes project will utilize private funds, IHDA HOME funds, LIHTC funds, and the City of Decatur HOME funds.

In the HOME Investment Partnership Program, the City of Decatur is required to provide a match of 15.2 % for every HOME dollar expended. Match may be private funds and donations if the funds are non-federal dollars.

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

At this time, no particular land has been identified for a need/project which will use the federal funds. As revitalization expands in the community, there is a potential for publicly owned land to be used.

Discussion

The 2021 Action Plan projects, programs, and activities to be federal funded are identified AP-20 Section, Annual Goals and Objectives. At this time, no comments have been received regarding the 2021 Action Plan proposed expenditures.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	OH: Low Income Homeowner Rehabilitation	2020	2024	Affordable Housing	City of Decatur Johns Hill Revitalization Area	Housing	CDBG: $277,535 HOME: $326,362	Homeowner Housing Rehabilitated: 13 Household Housing Unit
2	OH 2: Emergency Low Income Homeowner Assistance	2020	2024	Affordable Housing	City of Decatur	Housing	CDBG: $50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	OH 4: Low income Affordable Home Ownership	2020	2024	Affordable Housing	City of Decatur	Housing	HOME: $62,032	Homeowner Housing Added: 1 Household Housing Unit
4	PA: Planning and Administration	2020	2024	Administration	City of Decatur	Planning and Administration (P/A)	CDBG: $273,140 HOME: $43,155	Other: 1 Other
5	CD: Code Enforcement	2020	2024	Affordable Housing Sustainability of Housing	City of Decatur	Housing	CDBG: $204,219	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD 1: Demolition of unsafe buildings	2020	2024	Demolition	City of Decatur	Housing	CDBG: $200,000	Buildings Demolished: 10 Buildings
7	OH 1: Housing Rehabilitation Delivery	2020	2024	Affordable Housing	City of Decatur	Housing Planning and Administration (P/A)	CDBG: $137,434	Other: 1 Other
8	PS: Public Service	2020	2024	Public Service-Adults	City of Decatur	Public Services	CDBG: $45,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
9	ED: Economic Development	2020	2023	Non-Housing Community Development	City of Decatur	Economic Development	CDBG: $212,983	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	OH: Low Income Homeowner Rehabilitation
	Goal Description	Homeowner housing rehabilitation will provide assistance to owner-occupants to correct code and incipient deficiencies. The funding may also address energy conservation, accessibility, and lead. This activity will be funded through CDBG and HOME funds. HOME PI is estimated to be $18,000 with 10% ($1,800) withheld for administration. The estimated balance of $16,200 (90%) will be utilized for rehabilitation. Approximately 5 homeowners will be assisted with CDBG funds. Potentially, up to 8 homeowners may be assisted with HOME funds.

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2	**Goal Name**	OH 2: Emergency Low Income Homeowner Assistance
	Goal Description	The program is designed to address emergency issues in the home which are life-threatening. The program corrects the emergency problem (urgent need). The program provides funds to correct electrical hazards, replace the heating mechanical system in the winter, etc. The program provides a grant up to $5,000.00. The assistance is provided to homeowner-occupied single-family units. A homeowner may receive assistance only once in a fiscal year. The program is expected to assist a minimum of 10 housing units with the 2021 funds.
3	**Goal Name**	OH 4: Low income Affordable Home Ownership
	Goal Description	
4	**Goal Name**	PA: Planning and Administration
	Goal Description	This goal addresses the management, planning, and oversight of the federal programs. Actions under this goal include outreach and citizen participation in the development of plans, monitoring of activities and expenditures. Staff will provide reports on accomplishments and expenditures in the Action Plan and the Consolidated Action Plan Evaluation Report (CAPER). Staff time is allocated to participate in meetings and activities associated with the Macon County Continuum of Care Governing Board, Macon County Homeless Advisory Council, Homeward Bound, homelessness, service agencies, housing providers, education providers, crime prevention, neighborhood organizations, and more. This allows for training and input from stakeholders and residents. Staff time is allocated to ensure compliance and reporting with regard to environmental, fair housing, labor requirements, Section 3 requirements, and more. The HOME Administration is limited to 10% of the allocation or $41,354.90 plus 10% of the Program Income. Program Income for 2021 is estimated at $18,000. The estimated 10% allowed for HOME administration is $1,800.00. CDBG Administration is allowed up to 20% of the annual allocation.
5	**Goal Name**	CD: Code Enforcement
	Goal Description	The community identified the continuance of code enforcement as a high priority. The federal funds will be used to enforce housing, zoning, and property standards in low-income neighborhoods. This should improve or help to maintain the safety and quality of life in the neighborhoods of Decatur.

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6	**Goal Name**	CD 1: Demolition of unsafe buildings
	Goal Description	This is the removal of unsafe, unoccupied, abandoned residential units. The structures have been identified as unsafe through the enforcement of building code regulations. Most of the structures are located in the older neighborhoods where the units have fallen into disrepair due to abandonment, neglect, or fire.
7	**Goal Name**	OH 1: Housing Rehabilitation Delivery
	Goal Description	This goal supports the improvement and/or development of affordable, safe housing units. This activity may cover the costs related to the rehabilitation and/or development of affordable housing.
8	**Goal Name**	PS: Public Service
	Goal Description	
9	**Goal Name**	ED: Economic Development
	Goal Description	The City of Decatur secured Section 108 funds to improve the Wabash Crossing infrastructure in 2002. The funds from this activity will be used to repay the principal and interest on the Section 108 loan. One payment in the amount of $210,308.60 is required before August 1, 2021. A second interest payment of $2,674.35 is due before February 1, 2022. *Note: The Section 108 Loan final payment is due before August 1, 2022 in the amount of $12,674.35.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The 2020-2024 Consolidated Plan process identified dangerous, unfit housing stock to be a challenge. Homeowners need assistance to save and maintain housing. Costs associated with rehabilitation have increased over the last year partially due to the supply and demand of labor and materials. The supply and demand have been impacted by the pandemic. As our population ages, seniors are moving into smaller housing, senior housing, or assisted living units. Thus, making more homes available for new home buyers or creating vacant housing units. Rehabilitation assistance is essential to the livability and affordability of housing in the City. Aging infrastructure and the declining property values generate less property taxes which effects the City of Decatur's annual revenues. The Local Motor Fuel Tax (LMFT) is currently funding infrastructure improvements. The public service program provides better access for low-income residents who need services for adult education, training, and case management. Housing units in the Opportunity Zone are older homes where code improvements are costly especially when addressing lead. The outcomes for 2021 are expected to be substantially less due to the increase cost of renovations due to the pandemic. The City is constantly looking for additional grant or foundation dollars to assist with rehabilitation improvements for homeowners. In 2020, the City applied for Illinois Housing Development Authority Grant Funds for Single Family Rehabilitation Round and the Strong Community Program Round 1. In early 2021, Community Development staff applied to IHDA for additional funds under the Abandoned Property Program. The estimated outcomes for emergency rehabilitation are expected to be approximately 10 while for the CDBG and HOME rehabilitation programs are expected to assist approximately 13 homeowner occupied units. Code Enforcement identifies housing code/property issues. The Neighborhood Service Officer (NSO) identifies the issues and the homeowners are notified. Some owners are at a loss as to how to proceed to the correct the problem. The NSO may direct the owner-occupant to the Neighborhood Services Division for assistance.

The housing programs address the need for decent, affordable housing for low- and moderate-income households, the barriers to obtaining affordable housing, as well as the preservation and improvement of affordable housing. The programs may create a suitable living environment by addressing conditions that are a threat to the health and safety of the homeowner and may make existing housing accessible to persons with disabilities.

Projects

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#	Project Name
1	2021 CDBG and HOME Residential Rehabilitation Programs
2	2021 CDBG Emergency Program
3	2021 CHDO Reserve
4	General Administration
5	2021 Code Enforcement
6	Demolition 2021
7	Rehabilitation Project Delivery 2021
8	Public Service-Adult Literacy, Education, Employment Training 2021
9	Section 108 Loan Repayment

Table 7 - Project Information

AP-38 Project Summary

Project Summary Information

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1	**Project Name**	2021 CDBG and HOME Residential Rehabilitation Programs
	Target Area	City of Decatur
	Goals Supported	OH: Low Income Homeowner Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: $277,535 HOME: $326,362
	Description	This program will provide home rehabilitation assistance to low income homeowner who are occupants. The rehabilitation program will address code deficiencies. Other items which may be addressed: accessibility, lead, and energy efficient mechanical improvements or replacements. HOME PI is estimated as $18,000 with $16,200 available for 2021 rehabilitation. A minimum of 13 units will be rehabilitated with the CDBG and HOME funds.
	Target Date	4/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 13 low to moderate income households will be provided assistance to rehabilitate their homes.
	Location Description	The housing assistance is limited to the City of Decatur incorporated area. Priority may be given to homes located in the targeted areas.
	Planned Activities	This program will address code issues and lead remediation in the homes of low/moderate income homeowners.
2	**Project Name**	2021 CDBG Emergency Program
	Target Area	City of Decatur
	Goals Supported	OH 2: Emergency Low Income Homeowner Assistance
	Needs Addressed	Housing
	Funding	CDBG: $50,000
	Description	Funds under this program will be used to assist low income homeowners with emergency repairs to their homes (such as: furnace, electrical, etc.). This program would eliminate a potential life-threatening issue. The housing unit must be structurally sound and occupied by the homeowner. This program is limited to owner occupied homeowners.
	Target Date	4/28/2023

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This is a city-wide program.
	Planned Activities	Low income homeowner occupied units will receive assistance to correct the emergency code issue in the home. The grant assistance will be provided once a fiscal year. The total assistance must be less than $5,000 per housing unit.
3	**Project Name**	2021 CHDO Reserve
	Target Area	City of Decatur
	Goals Supported	OH 4: Low income Affordable Home Ownership
	Needs Addressed	Housing
	Funding	HOME: $62,032
	Description	These funds will be made available to assist a Community Housing Development Organization (CHDO) with the development of an affordable housing unit for a LMI household. The CHDO project will include one substantially rehabilitated housing unit for low income homebuyer.
	Target Date	4/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	These funds will be made available to assist a new Community Housing Development Organization (CHDO). The CHDO project will include one substantially rehabilitated housing unit for low income homebuyer.
	Location Description	The program will operate in the City of Decatur. Target areas may include The Target Area, Opportunity Zone, and the Johns Hill Neighborhoods.
	Planned Activities	The CHDO will substantially rehabilitate one home to provide decent and affordable housing to one low income household.
4	**Project Name**	General Administration
	Target Area	City of Decatur
	Goals Supported	PA: Planning and Administration
	Needs Addressed	Planning and Administration (P/A)

	Funding	CDBG: $273,140 HOME: $43,155
	Description	This project is associated with the oversight, reporting, and management of the federal funds. CDBG Administrative funds are limited to 20% of the annual allocation. HOME funds are limited to 10% of the annual allocation and 10% of the program income. ($41,354.90 + $1800)
	Target Date	4/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	This activity does not directly provide benefit to low/moderate income residents. The project will cover the costs of planning, oversight, and administration of the HUD funded programs and activities.
	Location Description	The project covers the administration of grant funds for the City of Decatur.
	Planned Activities	The planned activities are administration of CDBG or HOME. This may include the coordination of the various related programs/projects. Other areas covered under administration include but are not limited to: AFFH, homelessness, reporting, grant writing, environmental, citizen participation, monitoring, etc.
5	**Project Name**	2021 Code Enforcement
	Target Area	City of Decatur
	Goals Supported	CD: Code Enforcement
	Needs Addressed	Housing
	Funding	CDBG: $204,219
	Description	Funding for the Neighborhood Service Officers (NSO) to enforce housing codes within the low/moderate income census tracts/block. The goal is to improve safety and quality of life for residents. This activity will be a tool to help maintain and improve the livability of neighborhoods and slow or eliminate the potential for blighted areas. The NSO may provide direction and/or education for residents regarding code issues.
	Target Date	5/2/2022
	Estimate the number and type of families that will benefit from the proposed activities	The estimate of residential properties to be addressed is 200. This includes unoccupied and occupied units which may be rental, or owner occupied. Housing cases may include code enforcement for habitable units as well as those units which are unfit for human occupancy.

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	Location Description	This project is restricted to low-moderate income census tracts. No addresses have been identified at this time.
	Planned Activities	This activity is the enforcement of housing regulations and legal action for those who fail to correct the violation. The enforcement of the codes and education on the codes may result in better housing conditions and more attractive neighborhoods for the City's low-income residents. Residential units which are brought into full code compliance will be reported in the activity report.
6	**Project Name**	Demolition 2021
	Target Area	City of Decatur
	Goals Supported	CD 1: Demolition of unsafe buildings
	Needs Addressed	Housing
	Funding	CDBG: $200,000
	Description	This activity is the demolition of vacant, abandoned, unsafe residential units. This is the elimination of spot slum and blight. Through the elimination of the unsafe units, the safety of the area residents may be improved. Removal of the units may eliminate structures where undomesticated animals occupy and create a potential hazard for residents.
	Target Date	4/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	This activity does not provide direct benefit to a household/family. The elimination of the unsafe, abandoned property will remove spot slum and blight.
	Location Description	The locations to be determined. Information will be available through the Environmental Review Record and the Consolidated Annual Performance Evaluation Report.
	Planned Activities	As identified by residents as a high priority, demolition to remove vacant, abandoned, and sub-standard residential units will occur.
7	**Project Name**	Rehabilitation Project Delivery 2021
	Target Area	City of Decatur
	Goals Supported	OH: Low Income Homeowner Rehabilitation OH 2: Emergency Low Income Homeowner Assistance OH 1: Housing Rehabilitation Delivery

	Needs Addressed	Housing
	Funding	CDBG: $137,434
	Description	The activity supports the rehabilitation of homeowner occupied residential units in the City. The accomplishment of the goal will be reflected in the residential rehabilitation activities.
	Target Date	4/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	The number of families assisted will be reported in the activities for the Emergency Program and the CDBG Residential Rehabilitation Program.
	Location Description	This project occurs city-wide for eligible homes and areas. At this time, no homeowner units have been identified for assistance.
	Planned Activities	The activity will focus on rehabilitation of homeowner occupied units for code issues, accessibility, and lead remediation.
8	**Project Name**	Public Service-Adult Literacy, Education, Employment Training 2021
	Target Area	City of Decatur
	Goals Supported	PS: Public Service
	Needs Addressed	Public Services
	Funding	CDBG: $45,000
	Description	The project will provide adult education, literacy, and/or employment training opportunity for a minimum of 10 adults.
	Target Date	4/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project will provide adult education, literacy, and/or employment training opportunity for a minimum of 10 adults (18 and older).
	Location Description	The location of the activity will be determined. The services may be provided at several locations.
	Planned Activities	Potentially, through collaborative efforts, services will be provided for adults. Services may cover literacy, education, and employment training. Soft skill development may be essential for some participants. Others may be linked to health and/or mental health services.

9	**Project Name**	Section 108 Loan Repayment
	Target Area	City of Decatur
	Goals Supported	ED: Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: $212,983
	Description	Repayment of Section 108 principal. Section 108 funds were originally used for the Wabash Crossing Area.
	Target Date	4/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	Repayment of Section 108 principal. Section 108 funds were originally used for the Wabash Crossing Area.
	Location Description	Not applicable.
	Planned Activities	The CDBG funds will be used to repay the principal amount of $205,000 and the interest amount of $7982.95 on the Section 108 Loan.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The funds will be used within the corporate city limits of Decatur. Housing programs like demolitions, emergency, and residential rehabilitation will be used city-wide. In some instances, residential rehabilitation will be used to target high need areas like Johns Hill and other low-income, aging neighborhoods. Johns Hill and the Opportunity Zone have been identified as low-mod census tracts, have aging infrastructure, aging housing stock, deteriorated rental housing, numerous vacant buildings, and a high number of industrial businesses.

Geographic Distribution

Target Area	Percentage of Funds
Opportunity Zone	25
City of Decatur	50
Johns Hill Revitalization Area	25

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Decatur has an aging housing stock, high number of deteriorated rentals and numerous abandoned structures that will benefit from programs like residential rehabilitation and an aggressive demolition program. Johns Hill and the Opportunity Zone have been identified as low-mod census tracts, have aging infrastructure, aging housing stock, deteriorated rental housing, numerous vacant buildings, and a high number of industrial businesses.

Discussion

One area of focus for community revitalization is the Johns Hill area. Late summer 2020, the Howard G. Buffett Foundation pledged an $8 million commitment. This amount is in addition to the $2 million provided in April 2020 for the support of the first phase of revitalization where abandoned, blighted houses in the twenty-four block area were demolished and cleared. The second pledge focuses on rebuilding public infrastructure, such as streets, curbs, gutters, sidewalks, street lighting, alleys, surveillance cameras, and underground utilities. The foundation funds will complement the use of Illinois Development Housing Authority Program Funds and the prior year's CDBG funds for removal and replacement of unsafe/hazardous sidewalks.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the last decade, the community has seen a decline in population. Although the housing stock remains in many cases it requires rehabilitation due to neglect or vacancy. Some structures are unsafe and a hazard to the residents. Many of the unsafe and abandoned structure have been removed, leaving vacant lots and huge open spaces in the older neighborhoods.

Property maintenance was already a challenge for many low-income homeowners prior to today's heightened unemployment crisis and the rising construction costs. These circumstances amplify the need to create, enhance, and expand necessary programming to assist vulnerable homeowners in preserving the quality and safety of their homes. The investment is critical to health and safety of residents, the financial well-being of homeowners and the prevention of more significant disrepair and vacancy down the road.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	0
Total	23

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The non-homeless goal is to provide existing homeowners with improvements which will allow them to continue to occupy their home. Improvements may include ADA improvements, lead remediation, and code improvements. The programs which support such improvements are: Emergency Program, CDBG residential rehabilitation Program, HOME residential rehabilitation program, and CHDO Reserve. The community identified a higher need for improved residential units for special need tenants in 2020. The estimated number of homeowners assisted with emergency and residential rehabilitation is: 10 for

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emergencies, 5 for CDBG residential rehabilitation, and 8 for HOME residential rehabilitation programs. The CHDO reserve may target the substantial rehabilitation of a residential unit for low income residents but may not be completed until fiscal year 2022.

Funding through grants, formula funding, tax credits, and rental assistance may assist in the effort to produce, preserve, and retrofit affordable and sustainable places to live. This may include funds to repair public housing, support to homeownership, and energy-efficient assistance for housing. Assistance through grants and federal funds may provide opportunities through job opportunities in infrastructure improvements, economic development, and residential developments.

AP-60 Public Housing – 91.220(h)

Introduction

The public housing program was created to provide decent and safe rental housing for very low-, low-, and moderate-income families and individuals. This includes housing for elderly and those with disabilities. Public housing authorities own and operate federally subsidized affordable housing. Decatur Housing Authority (DHA) is the local public housing authority. DHA states its mission as "To provide and maintain quality affordable housing with access to community resources for low- to moderate-income families and individuals." DHA's specific goals and explanations of those goals are as follows: increase the availability of decent, safe, and affordable housing, improve the quality of housing in the community, increase assisted housing choices and ensure equal opportunity in housing for all Americans.

DHA operates a Public Housing program with 681 units and administers a Section 8 Housing Assistance program with 1242 housing choice vouchers. DHA's Public Housing Programs consists of 478 units owned and managed by DHA, and 203 units in a mixed finance development owned and operated by private entities. DHA managed public housing inventory consists of 10 zero-bedroom units, 293 one-bedroom units, 71 two-bedroom units, 68 three-bedroom units, 21 four-bedroom units and 15 five-bedroom units. According to DHA, their Section 8 voucher program is currently 100% full and has a waiting list.

Actions planned during the next year to address the needs to public housing

To increase the overall quality and availability of affordable housing, DHA will solicit development proposals from private developers for new construction of LIHTC units, Supportive Housing, and other sources which may receive HCV Project Based Vouchers. One developer submitted a proposal for development of a Supportive Housing project with funding from IHDA. IHDA has approved the application submitted by Woodford Homes, Inc. The DHA will enter a HAP Agreement for 20 units of special needs housing. DHA will continue to solicit development partners for construction of new affordable housing which can be partially supported by Project Based HCV vouchers.

DHA will continue to secure development partners, Low Income Housing Tax Credits (LIHTC), and other non-HUD sources of funds for development of affordable housing construction or rehabilitation, and for replacement ACC housing units, as well as additional sources of rental assistance and/or expanded voucher programs

DHA will use Capital Fund Program (CFP) funds to improve existing properties. In 2020, new security cameras were in installed in 3 High-Rises along with new flooring, new entry system, painting and more for 2 different apartment complexes. Security cameras were also installed in the Townhouse development and the main office. This year, cameras will also be installed in a three-story apartment building. Additional 2021 work includes bathroom improvements at scattered sites and the townhouses

and exterior improvements at the main office including roof replacement and various other upgrades to the facilities.

Communication occurs regularly with the PHA. The PHA is included in the participation of the community revitalization effort. The location of the multi-unit building and the scattered sites are in the various areas discussed for the potential revitalization. To address the needs of all residents, the PHA interaction is necessary to address the vulnerable population.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Decatur Housing Authority utilizes meetings, such as the Resident Advisory Board Meeting to gather and share information regarding the operation and management of Decatur Housing Authority. The meetings allow the residents the opportunity to identify needs and input. Elderly service coordinator, ROSS coordinator, and project managers encourage participation in resident councils to involve residents and identify and address resident needs and build community. DHA staff continually work with families, seniors, and the disabled in public housing units to improve their quality of life & increase self-sufficiency. DHA continues to provide needed services to the clients in a safe manner during the pandemic. Decatur Housing Authority has continuously sought income sources for programs to help low income individuals overcome barriers to attain affordable housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Decatur Housing Authority is not a troubled public housing authority. The Decatur Housing Authority is considered a Standard PHA. A standard PHA owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

Discussion

DHA will continue to enforce its Section 3 Program to create opportunities for residents, seek funding for additional elderly-disable services and the ROSS Coordinators to enhance quality of life, and encourage resident participation to obtain self-sufficiency. DHA continually undertakes affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. DHA is an equal opportunity housing provider and employer.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeward Bound is the centralized intake location for the Continuum of Care (CoC). Through the collaboration of the Homeward Bound partnership agencies, the governing board for the CoC, is funded through grants from Housing and Urban Development and the Illinois Department of Human Services. Homeward Bound provides supportive housing, case management, and supportive services and necessary referrals to homeless person. Homeward Bound was established 26 years ago and continues to add components to meeting the needs of homeless individuals and families. Partner agencies are DOVE, Inc., Decatur Housing Authority (DHA), Decatur-Macon County Opportunities Corporation (DMCOC), Heritage Behavior Health Center, Community Investment Corporation of Decatur (CICD), Millikin University, Macon-Piatt Regional Office on Education, Salvation Army, Good Samaritan Inn, Crossing Healthcare, God's Shelter of Love, Decatur Public Schools, and the City of Decatur.

The City of Decatur works to ensure individuals with disabilities including severe mental illness, developmental disabilities and physical disabilities are housed through available funding sources. Collaboration and coordination between agencies serving individuals with special needs make certain services are available at varied levels of need including intermediate care facilities, developmental centers as well as housing assistance to prevent homelessness when individuals are transitioning from care facilities back into the community. The needs of elderly, persons with disabilities, alcohol and/or drug additions, HIV/Aid as public housing residents exists in regard to the ability to have safe affordable, housing options. In effort to ensure appropriate supportive housing for persons returning from health and mental institutions, the CoC is working with community-based service providers to integrate coordinated case management and utilization of the HMIS database. The City provides rehabilitation improvements which include accessibility, energy efficiency improvements, and more. The City works with homeowners to connect them to services which may assist the homeowner with the challenge at hand. This may be linking the individual to the United Way for a ramp, to DMCOC for weatherization or power bill assistance, to CICD for credit counseling, MAXX program for limited emergency assistance, and Community Home Environmental Learning Project (CHELP) for adult protective services, disability care, elder care, general home cleaning, homemaking, personal care assistance, transportation. This is only a few of the different resources in the community.

Homelessness is a significant social issue affecting many individuals and families across the country. Many stereotypes and misconceptions exist regarding the homeless population. For instance, many believe that individuals who experience homelessness are in their current situation because of a personal deficit. Many homeless individuals are impacted by issues out of their control. Such issues include Post-Traumatic Stress Disorder (PTSD), mental illness, physical disability, developmental disability, substance abuse, brain injury and domestic violence. The January 28, 2021 Point In Time (PIT) data revealed that a number of individuals experience two or more of these issues simultaneously. 8 key sights were looked at in Decatur. The number of homeless is the lowest since 2013. Factors which may have affected the count include the amount of available assistance/funding, rent protection, and

the pandemic stimulus checks.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The community partners have implemented a chronically homeless action team which is called CHAT. CHAT has knowledge of all chronically homeless individuals in the City of Decatur. They have been reaching out and trying to form relationships with these individuals to assist them with housing. The decline in Chronically Homeless individuals since 2014 is attributed to CHAT's effort.

The COC has streamlined coordinated entry with the creation of a position that focuses solely on homeless individuals. The employee has a designated working day for each homeless shelter and uses one day of the week to "hit the streets" to identify non-sheltered individuals. The home base for this employee is Homeward Bound. This employee has current knowledge and relationships with all the homeless shelters and social service agencies so that they may send individuals with needs to the agency that can best meet said needs. They have created a one-page referral/needs assessment form which is used across all agencies to identify the needs of individuals.

The Homeless Advisory Council is used to ensure provider collaboration and identification of homeless person's needs. The City will continue to support in the Continuum of Care Point in Time. The city will continue coordination with the homeless service providers and other organization to education and engage the public about homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to actively work with and support the Homeward Bound transitional housing program along with the local emergency shelters: God's Shelter of Love, Careage House, DMCOC, DMCOC Voucher Program, Salvation Army, and Water Street Mission by participating in meetings and activities of the Macon County Continuum of Care.

The creation and implementation of the chronically homeless action team aka CHAT works with area providers, shelters, and primarily Homeward Bound to house individuals, veterans, children, and families. Homeward Bound is the Continuum of Care's lead agency.

The Homeless Advisory Council will engage providers to collaborate and meet the service needs of individuals at risk of homelessness. They will work with the City of Decatur to ensure ample affordable housing units are available for individuals to move out of homelessness and access their own housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The creation and implementation of the chronically homeless action team aka CHAT works with area providers, shelters, and primarily Homeward Bound to house individuals, veterans, children, and families. Homeward Bound is the Continuum of Care's lead agency.

The Homeless Advisory Council will engage providers to collaborate and meet the service needs of individuals at risk of homelessness. They will work with the City of Decatur to ensure ample affordable housing units are available for individuals to move out of homelessness and access their own housing.

In response to the CHAT team being unable to house or shelter homeless individuals with certain criminal backgrounds, DMCOC is in the process of creating a new program that will specifically target this demographic. DMCOC also opened an emergency cold shelter when the weather is below 40 degrees when the need was unmet this past winter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The action planned to reduce the number of poverty-level families includes working with the City of Decatur, Economic Development Corporation (EDC), Continuum of Care (COC) and the providers to address the identified needs of poverty-level families, including: housing, job training, employment opportunities, child care resources, criminal background barriers, and access to services. Activities planned to enhance coordination between public and private housing and social service agencies are working collaboratively to increase HMIS use and the Coordinated Assessment process between the housing market and social service agencies, allowing for a better overall systemic practice and create the opportunity to effectively address the housing matter with a more rapid response.

Coordinated entry has not only helped homeless individuals have a shorter and more streamlined journey from homeless to housed; it has also helped numerous individuals who do not fit HUD's definition of homeless but who may still not have stable housing. A referral sheet created by the COC for

the coordinated entry process is utilized for all individuals who are identified as homeless and who did not fit HUD's definition of homeless but who still have needs.

The CoC continues to work to ensure a coordinated entry of how people come into and access services. The effort is to evaluate and become more engaged. With the various governmental bodies, such as: DHA and the City of Decatur, plus a long list of service and shelter providers including but not limited to Heritage Behavior Health Center, Good Samaritan, Decatur Macon County Opportunity Corporation, Macon-Piatt Regional Office of Education, Decatur Public School (DPS), Millikin University, and Community Investment Corporation of Decatur (CICD), the effort is to identify and address all areas of needs. The approach will also assist veterans, parolees, and those with disabilities. The COC has developed coordinated entry in that persons experiencing homelessness will receive wrap-around services. These services could include assistance with resumes and job searching, assistance with obtaining food and bus passes, and rehabilitation through Crossing Recovery. All the services will help people from re-experiencing homelessness.

The City will continue to encourage and support the increase of case management services to address the life skill development for improved quality of life and success in all areas through the participation in the Continuum of Care.

Discussion

The pandemic has created financial and housing challenges for both the homeowner and the renter. Through the various CARES Act programs, assistance is available in the community for both but is limited. Everyday living expenses are higher and adds to the dilemma and frustration.

The Department of Housing and Urban Development defines Homeless as: literally homeless, imminent risk of homelessness, homeless under other federal law, and fleeing or attempting to flee domestic violence.

Literally homeless is staying on the streets, in parks, cars, station, abandoned buildings. This includes the use of shelters and transitional housing vouchers. A resident may fall into this classification when exiting from an institution AND stayed there 90 days AND came from a shelter immediately before institutionalization. Imminent risk could be evicted within 14 days AND no new home identified AND lacks resources and support networks. Other family law is a family with children, has not owned or leased a home in 60 days AND has moved twice in 60 days AND has special needs or least two barriers. Special needs include chronic disability, chronic physical or mental health, substance abuse, history of Domestic Violence or childhood abuse/neglect, or a child/youth with a disability. Barriers may be no high school/GED, illiterate, low English proficiency, criminal history/detention, or unstable employment history. Fleeing domestic violence is fleeing or attempting to flee domestic violence (dating violence, sexual assault, stalking or other dangerous violence AND no home identified and lack of resources and support networks. A chronic homeless individual is 12 consecutive months of homelessness OR 4 times in the past 3 years with each episode homelessness totaling at least 12 months. Each episode of

homelessness would have been at least 15 days long. Grantee unique appendices includes the 2021 Point In Time data.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Decatur is committed to policies which provide incentives to develop and maintain affordable housing within its jurisdiction. Building codes, land use restrictions, and taxes can have a negative effect on affordable housing and investment within the community. Currently, housing taxes are based on the assessed value of the property. Building codes and property maintenance codes are uniform to all types of residential development. Codes were updated in 2019 to ensure construction and rehabilitation current standards are met or exceed. It is unlikely public policies are a major deterrent to the development of affordable housing.

Past improvement to zoning provided changes to allow for creative development and provide incentives to provide affordable housing. Last year, the City adopted the use of 2015 International Residential Building Code, 2015 international Existing Building Code, 2010 Americans with Disability Act, 2018 Illinois Accessibility Code, 2014 Plumbing Code, 2014 National Electric Code, 2015 International Fire Code, 2015 International Fuel Gas Code, 2018 Illinois energy Conservation Code, and the 2015 International Mechanical Code. The newer codes may be easier for builders to understand and incorporates higher standards which may result in making homes more affordable.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City continues to monitor the changing needs of the community. Evidence of the City's willingness to meet the needs of affordable housing have been demonstrated through the last twenty years. The City has shown willingness to use its taxing authority to stimulate redevelopment in older, more affordable neighborhoods. The City has adopted tax increment financing (TIF) to finance redevelopment project costs. TIF has been used by the City on both residential areas and commercial/retail areas, such as: Wabash Crossing and Downtown Decatur. In 2019 the City evaluated its building codes and added licensing for roofers and now requires roof permits and inspections. This will help sustain the housing stock through ensuring that the roofs are installed safely and correctly by certified and insured roofers.

The City continues to reach out to the public, agencies, institutions, and businesses to ensure barriers are being addressed or removed.

Discussion:

The community's local agency, DOVE, Inc., had reported the agency had received extra funding for rapid rehousing. The challenge is with some landlords. It is an issue to find landlords who are willing to rent to individuals who do not have income. The Rapid Rehousing program will allow the payment of rent up

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to 18 months. After the 18 months, the tenant must pay their own rent. Due to COVID and the current moratorium on eviction, landlords are reluctant to rent. DMCOC, another agency, continues to advocate and educate landlords. DMCOC tries to bring more landlords and more housing units into the Rapid Rehousing Program. No comments currently.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Decatur will continue to promote the collaboration and coordination of services among agencies. The City will seek and/or support the pursuit of additional funding to address underserved needs and reduce poverty. In 2020, the Neighborhood Services Division applied for and received approval for funding under the Illinois Housing Development Authority (IHDA) for the Single-Family Rehabilitation (SFR) Program and the Strong Communities Program (SCP). In February of 2021, the City of Decatur applied for the Abandoned Property Program (APP) under IHDA. The City of Decatur also applied for DCEO funds under the Cures with the ability to potentially award up to $1,190,000 to small businesses. The City was awarded the grant and provided the first round of assistance to small businesses in February 2021.

The City was recently notified the federal government will allocate American Rescue Plan (ARP) funds in the amount of $1,497,384. The HOME-ARP funds must be used for individuals or families from qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that income a veteran family member that meet the federal established criteria.

As identified in the 2020-2024 Consolidated Plan, the City planned to expand the broadband network. The City began building its broadband infrastructure in 2014. The broadband is a high-speed telecommunications network shall provide reliable communication links to municipal buildings, schools, libraries and businesses. The broadband access will be extended to Franklin and Parson schools, Stephen Decatur Middle School and Eisenhower and MacArthur high schools. The expansion of the broadband is utilizing non-CDBG and non-HOME funds. The fiber network may be used to leverage for economic development and to attract new businesses and residents.

Actions planned to address obstacles to meeting underserved needs

The lack of funding or insufficient funding has been identified for variety of needs whether it is case management, education, employment, housing, etc. To improve or resolve the issue, the City will apply for funding when available and support the applications of other agencies to finance the need. The City will encourage collaboration and coordination of services. The City will continue to participate in the CoC. The City of Decatur continues to work to meet the ever-changing needs of the community.

Actions planned to foster and maintain affordable housing

The City will support the efforts to maintain or replace affordable housing units when needed. The city will continue to work with the local agencies and provide referrals for services and housing. The city will

continue to look for funding opportunities which may use to maintain or improve housing.

Actions planned to reduce lead-based paint hazards

Due to the age and condition of housing in Decatur, especially in the revitalization roadmap and Opportunity Zone, residents may be exposed to the effects of lead-based pain. The City of Decatur continues to comply with lead-based paint regulations since September 2000 enactment of the Title X of the Housing and Community Development Act of 1992. Other agencies, such as Decatur Housing Authority (DHA), which receive federal funds are also required to adhere to the regulation.

- The Neighborhood Services Division will ensure that staff understands and complies with HUD's lead-based paint regulation. Two members of the Neighborhood Services Division are certified as Lead Supervisors and Lead Workers.
- Staff will continue to participate in HUD's Lead-Based Paint Training and refresher courses.
- The City will continue to provide methods and assemble materials to educate rental property owners, homeowners, and renters about the lead-based paint requirements.
- The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as: risk assessors, clearance technicians, and public health departments.
- The City will continue to reduce the exposure to lead-based paint hazards in housing units through all its federally funded housing programs, thereby improving the quality of the housing stock and providing a safer environment for low-moderate income residents.

Actions planned to reduce the number of poverty-level families

The poverty in Decatur may be attributed to several different factors including educational attainment, life skills, and lack of employment training opportunities. High levels of poverty reduce the opportunities that an individual or household has owning a home, living in a stable environment, and providing adequately for the household. Poverty may indicate the household or individual is one step away from homelessness. Ideally, reducing poverty will provide the city with strong citizenry and more stable neighborhoods. The City will support and encourage agency collaboration to address these challenges.

The Covid-19 Pandemic has created additional hardships and challenges for individuals and families. The City is working diligently with agencies to assist our community with the challenges that the Covid-19 Pandemic has created.

Actions planned to develop institutional structure

The city may partner with other public and private agencies to address the gaps, such as:

- Partner with various housing and homeless service agencies by providing supportive services/staff support.
- Continue to partner with homeless housing and service provider agencies on the implementation and update of the City's Ten-Year Plan to End Chronic Homelessness.
- Actively assist other housing organizations which seek to become CHDOs and fund certified CHDOs. This action may include the development of a regional CHDO.
- Take an active role on numerous committees and Boards to coordinate resources such as Decatur Community Partnership (DCP), Decatur-Macon County Opportunity Corporation (DMCOC), Heritage Behavioral Center, etc.
- Partner with private financial institutions to offer home buyer assistance and promote down payment assistance programs plus work with HUD approved housing counseling agencies to offer home buyer counseling services. Potentially, the city may pursue development as a certified HUD approved counseling agency.
- Work with DHA on sustaining the Wabash Crossing Development and other initiatives to public housing residents.
- Continue to have an active role in neighborhood advocacy by working closely with CONO and supporting neighborhood initiatives.
- Continue to pursue additional funding opportunities to address decent, save, affordable, and accessible housing needs of residents and to address the elimination of slum and blight in neighborhoods.
- Support goals established by other community organizations to better the life of residents, such as: The United Way of Decatur, Macon County Mental Health Board, the Decatur Community Partnership, and the Community Foundation.
- Meet regularly within the Community Development Department to ensure coordination with local economic development initiatives, transportation plans, historic site preservation, Brownfield redevelopment, energy-efficiency initiatives, etc.

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

The City of Decatur communicates regularly with our local PHA. The City communicates with the PHA regarding affordable rental housing, both existing and potentially new. The codes were updated in 2019 to meet current construction trends.

We believe in collaboration and know that plans for moving the city forward will not work unless we have the partnership of our local agencies as well as developers.

Discussion:

For many years, the City of Decatur has provided opportunities for the Decatur residents to eliminate unwanted items in the neighborhoods and their homes. During 2021, the City will provide three City-

Wide Clean-ups at the Decatur Civic Center Parking Lot on: May 12th, September 2nd, and October 9th. Each event provides residents a 4-hour period to take advantage of the community clean-up. Residents may bring the items and deposit them in the available dumpsters at no costs. Items, such as electronics, paint, appliances, and yard waste are not accepted. The event helps to prevent the dumping of furniture, tires, mattresses, and more.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

CDBG does not require match. However, the City of Decatur desires to meet the needs of residents through general fund resources, user fees, local motor fuel taxes, state motor fuel taxes, other federal grants or loans, and foundation funds. City staff will continue to pursue new sources of funds to address the community's needs.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The City of Decatur may utilize additional funding from its General Fund along with funding from DCDF, Inc., an arms-length organization with a mission of creating affordable housing opportunities or developments or to assist in the rehabilitation of houses when available. Outside funding from foundations, grants, and loans may be an option and may be pursued for potential projects.

   The City of Decatur, Neighborhood Services Division, will use HOME Investment Partnerships Program (aka HOME) funds to provide funds for affordable, safe housing and housing assistance for low income persons. The forms of funding used to assist homebuyers and/or developers include closing cost and down payment assistance, development subsidies, loans as second mortgages, or some combination of these methods. The City of Decatur will use the *recapture* method of insuring affordability for HOME assisted rental properties and for all homebuyers receiving direct assistance. Where the homebuyer does not receive direct assistance, the City will use the *resale* provision of insuring affordability for for-sale housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   Subject to recapture are HOME funds that are invested in a HOME assisted unit, as a direct subsidy to the homebuyer. This includes down payment and closing cost assistance, and second mortgages that finance differences between fair market value and the homebuyer's first mortgage. The minimum length of affordability is as follows based on the total direct HOME assistance to the homebuyer.

   The *recapture provisions* are as follows: The Affordability Period shall be based on the total direct HOME subsidy to the homebuyer and does not take into account a development subsidy provided on the unit. HOME funds for direct buyer assistance may be provided through the Decatur "HOME" Buyer Program as a direct subsidy to the homebuyer as closing cost and down payment assistance, direct subsidy as a second mortgage that reduces the need for buyer equity or senior debt financing, or for the difference between fair market value at the time of sale and sales price, if HOME funds were used to develop the property and the property is being sold below market value. The buyer must be purchasing the home as a sole principal residence. The buyer must intend to live in the home for the entire affordability period and not buy the home for any other purpose, such as investment or rental property.

   Subject to *resale provisions* are the total HOME funds that are invested in a HOME-assisted unit, development subsidies and direct assistance. See the above chart for the affordability requirements. The affordability period is based on the total amount of HOME funds invested in the

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housing including down payment and closing cost assistance, direct loans as second mortgages, and the difference between fair market value at the time of sale and sales price and development subsidies. Resale provisions for Homeownership shall be used when there is no direct assistance provided to the homebuyer or in a market where it is questionable that the unit will maintain affordability on its own. City of Decatur HOME assisted activities which may use Resale provisions include Single Family New Construction and Acquisition with Rehabilitation. The buyer must be purchasing the home to use as their sole principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not be buying the home for any other purpose, such as investment or rental property. The chart below identifies the affordability minimum periods for recapture and resale.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The City of Decatur has affordability enforcement instruments for both the resale and recapture provisions. *Recapture provisions* shall be detailed within each program written agreement between the homebuyer and City of Decatur and enforced through a mortgage, note, and homebuyer agreement filed with the Macon County Recorder's Office that runs for the entire term of the affordability period. The requirements within shall be triggered upon sale or transfer of the HOME assisted property. For projects including the down payment and closing cost assistance program, for sale new construction and for sale acquisition rehabilitation programs the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list City of Decatur as an additional insured during the period of affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer. *Resale* requirements shall be detailed within each program written agreement between the homebuyer and the City and enforced through deed restriction, mortgage, note, and HOME Agreement filed with the Macon County Recorder's Office and the requirements within shall be triggered upon sale or transfer of the HOME assisted property. For homebuyer projects including the new construction and acquisition rehabilitation programs, the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list City of Decatur as an additional insured during the Period of Affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer. In the event of non-compliance, the full loan amount shall become due and payable immediately. The resale option ensures that the HOME assisted unit remains affordable over the entire period of affordability. Resale provisions must be used where there is no direct assistance to the homebuyer including down payment and closing cost assistance, direct loans as second mortgages, the difference between fair market value at the time of sale and sales price.

   When HOME funds are used to acquire units, the City will ensure that the homeowner qualifies as a low-income family at the time the agreement is signed. If there is a transfer of title, the new homebuyer must qualify as a low-income family. To maintain affordable units, the City will assist

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with the cost of any rehabilitation for the house to be acquired and/or assist another homebuyer in the purchase of the home. It is understood, the total amount of the original assistance and additional HOME assistance may not exceed the maximum per unity subsidy amount established under 92.250. The City will take into account the estimated value of the property, after rehabilitation and make sure that it does not exceed 95% of the median purchase price for the area.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City of Decatur is committed to ensuring affordable housing opportunities for its residents. While at the same time, tools and instruments are in place to meet compliance through the HOME regulations when providing assistance through our HOME homebuyer program. Upon receipt of recaptured funds, or at the completion of the affordability period, whichever is longer, City of Decatur will prepare a “Release of Mortgage” document to be filed with the Macon County Recorder’s Office to release the original HOME assisted property from the obligations of the affordability period and the release of the homebuyer agreement that runs for the entire period of affordability. The homebuyer will be responsible for the recording of the release. Repayment of recaptured funds shall be remitted directly to City of Decatur Neighborhood Services Division to be utilized for HOME eligible activities only. We will ensure consistent affordability for the residential units, while preserving our housing stock and stabilizing neighborhoods. The City of Decatur has available HOME match. HOME Administrative costs do not require match, but other HOME projects require the match. As HOME match is needed, it will be drawn from the "reserve" of available HOME match. The City of Decatur may utilize additional funding from its General Fund along with funding from DCDF, Inc., an arms-length organization with a mission of creating affordable housing opportunities, to assist in the rehabilitation of houses when available. Outside funding from foundations, grants, and loans may be an option.

   Please note: The City has disclosed a full copy of the Recapture/Resale Provisions.

No discussion at this time.

Attachments

CERTIFICATE OF PUBLICATION

State of Illinois)
) ss.
County of Macon)

I, the undersigned, do hereby certify that I am the publisher of DECATUR TRIBUNE, a public and secular newspaper of general circulation, published weekly in the City of Decatur, Macon County, Illinois, and that the same has been regularly published for at least one year prior to the date of the first publication of the notice hereinafter mentioned, and is qualified as a newspaper as defined in Act - Chapter 100, Sections 1 and 5, Illinois Revised Statutes.

I further certify that a notice, or advertisement, of which the annexed is a true printed copy, has been regularly published in said newspaper, 1 times, once in each week for 1 successive weeks, the first publication thereof having been made in the issue of the DECATUR TRIBUNE on the 28th day of April A.D. 2021 and the last publication thereof having been made in the issue of said newspaper published on the 28 day of April A.D. 2021 Fee $ 165.00

IN WITNESS WHEREOF, I have hereunto set my hand at Decatur in said County and State, this 28 day of April A.D. 2021.

Publisher.

DECATUR TRIBUNE

Received Payment

By

DECATUR TRIBUNE
WEDNESDAY, APRIL 28, 2021

Notice Of 2021 Action Plan Public Comment Period And Public Hearing

The City of Decatur will host a public hearing on the proposed 2021 Action Plan and Amendment of Pre-2015 funds at 12:00 noon on May 20, 2021 in the City Council Chamber, 3rd floor, of the Decatur Civic Center, 1 Gary K. Anderson Plaza, Decatur, Illinois.

The Consolidated Plan documents the City's proposed five-year goals, strategies and activities as they relate to the spending of its federal Community Development Block Grant (CDBG) and HOME Investment Partnership allocations. The Action Plan outlines how federal resources will be spent during the 2021 fiscal year to address goals. Funding has been identified for the following projects: Demolition, Code Enforcement, Section 108 Loan Repayment, Homeowner Residential Rehabilitation, Housing Rehabilitation Project Delivery, Homeowner Emergency Rehabilitation, Public Services for Adult Education Training, Low-Income Affordable Home Ownership, Planning and Administration. A copy of the Draft 2021 Action Plan will be available for public review beginning May 6, 2021 through June 7, 2021 at the following locations:

Community Development Department
3rd Floor
#1 Gary K. Anderson Plaza
Decatur, IL

Decatur Public Library
150 N. Franklin Street
Decatur, IL

City of Decatur Website:
www.decaturil.gov

Residents are encouraged to provide written comments during the review period and at the public hearing. The review period will end June 7, 2021. For more information contact Richelle L. Dunbar, Neighborhood Services Manager, Neighborhood Services Division, at (217) 424-2864. Written comments may be sent to the City of Decatur, Neighborhood Services Division, #1 Gary K. Anderson Plaza, Decatur, IL 62523, or faxed to (217) 450-2320 ATTN: Neighborhood Services Manager. Comments may also be e-mailed to ActionPlan@decaturil.gov.

Grantee Unique Appendices

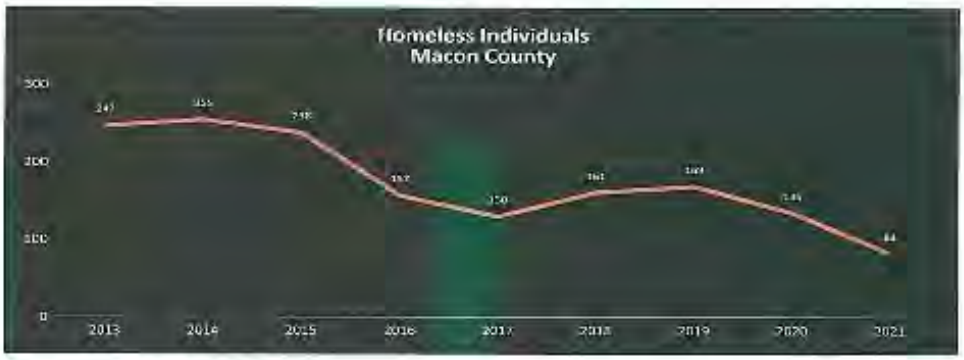
2021 UNIQUE ACTION PLAN APPENDICES

2021 Point In Time

The Macon County Continuum of Care: Point in Time Count and Housing Inventory Count 2021 Overview Report team was a joint project the Millikin University Research Fellows with Professors Mary E. Garrison and R.J. Podeschi, Dove-Homeward Bound Representatives Ashley Garner and Darsonya Switzer, and consultant Fred Spannaus.

The Point In Time started at 8:00 a.m., January 28, 2021 through 8:00 a.m., January 29, 2021. Eighty-three individuals were counted in the 24 hours as compared to the 135 counted in the PIT for 2020. Several reasons may contribute to the reduced count in 2021. The moratorium on rent evictions also known by some as the rent protection bill prevented some individuals from being evicted and considered as homeless. It is likely more people are possibly getting shelter from family members because of COVID. Three stimulus checks have provided some financial support for adults and extra for the dependents.

43 individuals (52%) were in emergency housing, 31 individuals (37%) were unsheltered, and another 9 individuals (11%) were in transitional housing. Although more funding is available for rapid re-housing, landlords are hesitant to lease to those individuals because of the "eviction" policy.



There were 83 total individuals who identified as homeless. Thirty-one (or 37%) of the surveyed individuals were unsheltered. 48% of the individuals were outdoors on the sidewalk, in the park, etc. 26% were in vehicles. 16% were in abandoned buildings while 6% were in the hallway of buildings. 3% were in other locations.

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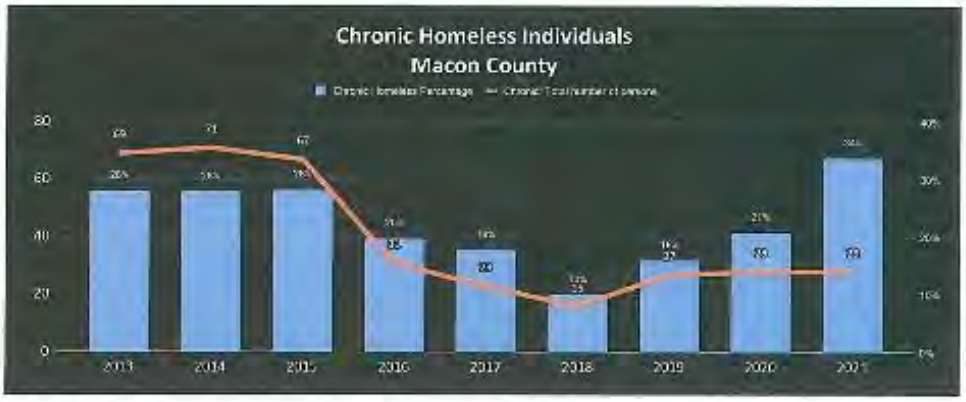
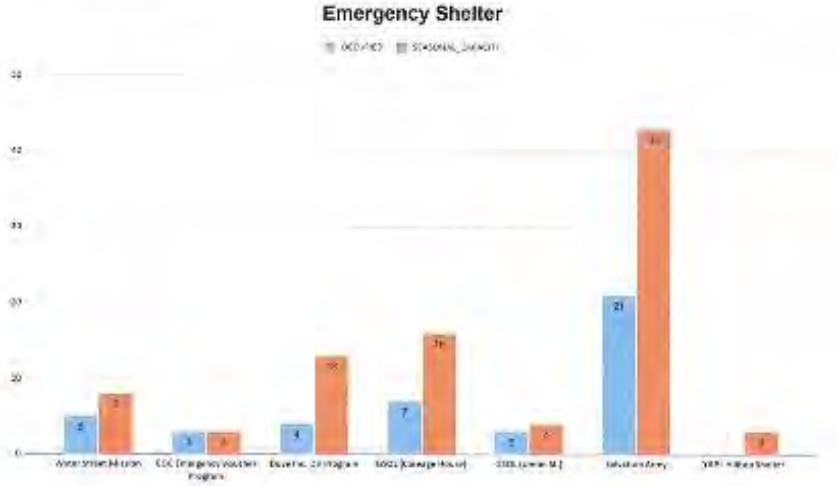


This graph represents the total number of individuals experiencing chronic homelessness in Macon County. These are the individuals who have a disabling condition and experienced homelessness for the last 12 months, or 4 times in the last 3 years totaling 12 months. The number of chronically homeless individuals in Macon County has remained at 28 for the PIT 2021.

The Housing Inventory Count (HIC).

This data is collected and entered on the Friday of the Point-in-Time count. Each shelter and transitional housing program submit their survey data allowing us to know the capacity versus the bed occupancy on the night of the count. The same data is obtained from the three types of permanent housing - permanent supportive housing, rapid rehousing, and other permanent housing. The purpose is to gauge how well our community utilizes its resources.



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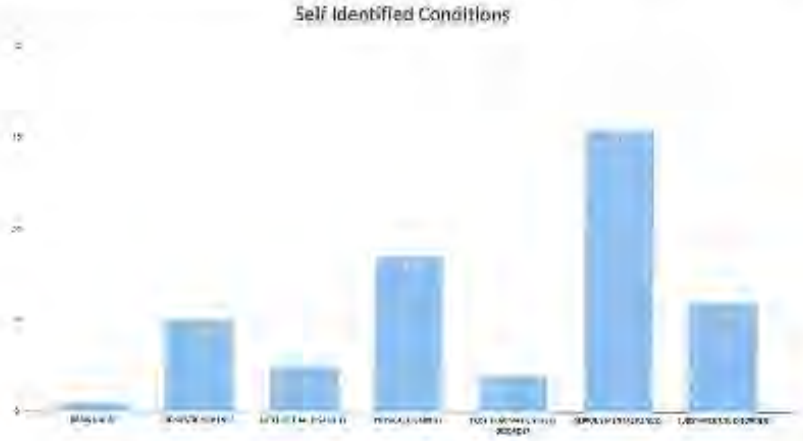
2021 UNIQUE ACTION PLAN APPENDICES

This graph represents the Housing Inventory Count for each Emergency Shelter for 2021. This graph represents the emergency shelters capacity and occupancy. The orange bars show the capacity while the blue bars show what was occupied. Overall, the occupancy and capacity of emergency shelters decreased from previous years. There was an overall capacity of 105 last year. A total of 90 could be housed in the Emergency Shelters. Only 43 individuals were in the Emergency Shelter on January 28, 2021. The overall occupancy for 2020 was 82 while this year, 2021, occupancy decreased. The capacity only decreased by 12, but the occupancy was almost cut in half. The 2021 occupancy rate was only 47.8%, which is lower than it has been in prior years. This could be due to COVID and the restrictions that were put in place. Many of the shelters had rules that had to be followed and restrictions for people who were allowed in the shelters. This factor could have deterred people away from the shelters and caused them to instead stay outside.

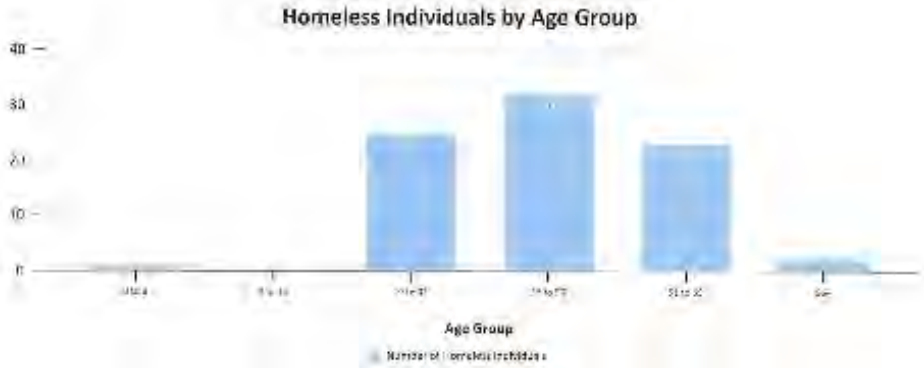


The above graph represents the disabilities reported among the homeless population. These are self-identified disabilities, which may not give an accurate picture of the prevalence of disabilities in homeless population.

This graph shows the distribution of conditions for the 2021 count. It is important to note that these are self-reported conditions and an individual does not need to meet any requirements to report they have a condition. Mental illness was reported the most often, with 31 individuals reporting to have a mental illness, this number is up from 28 in the 2020 PIT. Physical disability was the second most reported conditions with 17 individuals. This number is down from 20 in 2020. Substance use disorder has decreased since 2020, from 27 to 12. It is also important to note that 39 out of the 83 surveys had reported having a condition, 18 of which reported having 2 or more conditions. HIV/AIDs are not reported on this graph as no one indicated living with HIV/AIDs.

According to HUD's national data on homelessness; in 2015 25% of individuals had reported a serious mental illness and 45% had reported having a mental illness of some kind. The CoC data mimics the trend of mental illness being the highest reported condition. This is not surprising as homelessness can be a traumatic event which exacerbates mental illnesses and is related to higher reported accounts of psychiatric distress and substance use.

2021 UNIQUE ACTION PLAN APPENDICES



This graph represents the breakdown of the ages of the individuals who were identified as homeless on the night of the count. This year, 1 individuals who experienced homelessness was between 0 and 8 years old, no individuals were between ages 9 to 18, 25 individuals were between ages 19 and 35, 32 individuals were between 36 and 50, 31 were between the ages of 51 to 65, and 2 individuals were 66+ years or older.

In review of the data, it appears the CoC is succeeding in mitigating homelessness in some of the most vulnerable populations, especially young adults. However, issues are seen in the broader population, especially with older individuals.

OMB Control No: 2506-0117 (exp. 09/30/2021)

City of Decatur Resale and Recapture
Guidelines for HOME Program

The City of Decatur, Neighborhood Services Division, will use HOME Investment Partnerships Program (aka HOME) funds to provide housing for low income persons. The forms of funding used to assist homebuyers and/or developers include: closing cost and down payment assistance, development subsidies, loans as second mortgages, or some combination of these methods. The City of Decatur will use the *recapture* method of insuring affordability for HOME assisted rental properties and for all homebuyers receiving direct assistance. Where the homebuyer does not receive direct assistance, the City will use the *resale* provision of insuring affordability for for-sale housing. Only one method shall be utilized for each project, the *recapture* method is only allowed when there is direct HOME assistance to the homebuyer; *resale* provisions must be used when there is a development subsidy provided to the project (defined as the difference between the total development cost of producing the unit and the fair market value of the property).

Recapture Provisions

Subject to recapture are HOME funds that are invested in a HOME assisted unit, as a direct subsidy to the homebuyer. This includes down payment and closing cost assistance, and second mortgages that finance differences between fair market value and the homebuyer's first mortgage. The minimum length of affordability is as follows based on the total direct HOME assistance to the homebuyer:

Affordability Requirements for the HOME Program

Total direct HOME subsidy to the buyer, per unit	Minimum period of Affordability
Under $15,000	5 Years
$15,000 to $40,000	10 Years
Over $40,000	15 Years

The recapture provisions are as follows:

- The Affordability Period shall be based on the total direct HOME subsidy to the homebuyer and does not take into account a development subsidy provided on the unit.

- Activity Types – HOME funds as direct buyer assistance may be provided as:
    1. Decatur "HOME" Buyer Program -
        a. direct subsidy to the homebuyer as closing cost and down payment assistance
    2. Single Family Acquisition and/or Rehabilitation Programs -
        a. direct subsidy to the homebuyer as closing cost and down payment assistance;
        b. direct subsidy as a second mortgage that reduces the need for buyer equity or senior debt financing;
        c. difference between fair market value at the time of sale and sales price, if HOME funds were used to develop the property and the property is being sold below market value.

City of Decatur Resale and Recapture
Guidelines for HOME Program

- The buyer must be purchasing the home as a sole principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not buy the home for any other purpose, such as investment or rental property.

- Enforcement Mechanisms – Recapture provisions shall be detailed within each program written agreement between the homebuyer and City of Decatur and enforced through a mortgage, note, and homebuyer agreement filed with the Macon County Recorder's Office that runs for the entire term of the affordability period. The requirements within shall be triggered upon sale or transfer of the HOME assisted property. For projects including the down payment and closing cost assistance program, for sale new construction and for sale acquisition rehabilitation programs the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list City of Decatur as an additional insured during the period of affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer.

- Methods – The recapture option allows the City of Decatur to recapture all or a portion of the HOME subsidy if the property is sold or transferred during the affordability period. All HOME assisted property sales under the recapture option shall meet the following criteria:
  1. The homebuyer may sell the property to any willing buyer.
  2. The transfer of the property during the period of affordability triggers repayment of the direct HOME subsidy to City of Decatur in accordance with the promissory note the buyer entered into with the City when he/she originally purchased the home.

  In the event of recapture, the amount subject to recapture is as follows and will be further detailed within a promissory note signed by the buyer and by an agreement with the homebuyer that runs for the entire affordability period:
  1. Down payment and closing cost assistance loans are forgiven on a pro-rata basis on an annual schedule over the period of affordability.
  2. Direct loans as second mortgages are deferred until maturity a maximum 20 years from the closing date, at property sale, transfer or if the buyer ceases to occupy the property, then due in full.
  3. The difference between fair market value at the time of sale and sales price will be forgiven on a pro-rata basis on an annual schedule over the period of affordability.

  The amount of recapture is subject to the availability of net proceeds available from the sale of the property. Net sale proceeds is defined as the sales price minus superior loan repayment (other than HOME funds) and any other closing costs.

  For example, when down payment or closing cost assistance is provided under a 5-year Period of Affordability:

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City of Decatur Resale and Recapture
Guidelines for HOME Program

In the event that the owner sells transfers, changes or ceases to reside in the premises within five (5) years after the loan has been approved, he/she will be obligated to repay the City of Decatur, Neighborhood Services Division, as follows:

First Year	-	80% payback required of deferred loan
Second Year	-	60% payback required of deferred loan
Third Year	-	40% payback required of deferred loan
Fourth Year	-	20% payback required of deferred loan
Fifth Year	-	0% payback required of deferred loan

The repayment schedule is pro-rated on an annual schedule over the period of affordability. This repayment schedule shall also be applicable in the event that the property is vacant or in the event that the owner ceases to reside on the premises. The buyer , so long as any sums remain unpaid to City of Decatur and/or the period of affordability is still in effect, whichever is longer must personally occupy the premises as his/her sole principle residence. Any lease or rental of subject premises during the period of affordability shall constitute an event of non-compliance and the full loan amount shall become due and payable immediately.

- Mortgage Release – Upon receipt of recaptured funds, or at the completion of the affordability period, whichever is longer, the City of Decatur will prepare a "Release of Mortgage" document to be filed with the Macon County Recorder's Office to release the original HOME assisted property from the obligations of the affordability period and the release of the homebuyer agreement that runs for the entire period of affordability. The homebuyer will be responsible for the recording of the release.

- Repayments – Repayment of recaptured funds shall be remitted directly to City of Decatur Neighborhood Services Division to be utilized for HOME eligible activities only.

Resale Provisions

Subject to resale provisions are the total HOME funds that are invested in a HOME-assisted unit, development subsidies and direct assistance. The minimum length of affordability is as follows based on the total HOME subsidy to the property:

Affordability Requirements for the HOME Program

Total HOME Subsidy per unit	Minimum period of Affordability
Under $15,000	5 Years
$15,000 to $40,000	10 Years
Over $40,000	15 Years

The Resale provisions are as follows:

City of Decatur Resale and Recapture
Guidelines for HOME Program

- The affordability period is based on the total amount of HOME funds invested in the housing including down payment and closing cost assistance, direct loans as second mortgages, the difference between fair market value at the time of sale and sales price and development subsidies.
- Activity Types – Resale provisions for Homeownership shall be used when there is no direct assistance provided to the homebuyer or in a market where it is questionable that the unit will maintain affordability on its own. City of Decatur HOME assisted activities which may use Resale provisions include Single Family New Construction or Acquisition with Rehabilitation.
- Principal Residency – The buyer must be purchasing the home to use as their sole-principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not be buying the home for any other purpose, such as investment or rental property.
- Enforcement Mechanisms – Resale requirements shall be detailed within each program written agreement between the homebuyer and the City and enforced through deed restriction, mortgage, note, and HOME Agreement filed with the Macon County Recorder's Office and the requirements within shall be triggered upon sale or transfer of the HOME assisted property. For homebuyer projects including the new construction and acquisition rehabilitation programs, the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list City of Decatur as an additional insured during the Period of Affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer. In the event of non-compliance the full loan amount shall become due and payable immediately.
- Methods – The resale option ensures that the HOME assisted unit remains affordable over the entire period of affordability. Resale provisions must be used where there is no direct assistance to the homebuyer including down payment and closing cost assistance, direct loans as second mortgages, the difference between fair market value at the time of sale and sales price. All designated HOME-assisted property sales or transfers under the resale provision during the period of affordability shall meet the following criteria:
    1. The new purchaser must meet the criteria of low income, defined as having annual household income at or below 80% of the area median income (as defined by HUD) for the incorporated area of Decatur, and occupy the property as the family's principal residence.
    2. The sales price must be "affordable" to a reasonable range of low income buyers. In this instance, the affordable price results in a monthly housing cost for principal, interest, taxes and insurance of not more than 28% of the gross monthly income for a household between 60 and 80% of the area median income for the City of Decatur. To ensure affordability in the event that the sales price required to provide a fair return to the original owner exceeds what is affordable to its target population of homebuyers, City of Decatur may provide direct assistance to the subsequent income-eligible buyer.

City of Decatur Resale and Recapture
Guidelines for HOME Program

3. Net proceeds from the sale must provide the original homebuyer, now the home seller, a "fair return" on his/her investment (including any down payment and capital improvement investment made by the seller since purchase). The sales price may encompass the following in its formula:
   a. The cost of any capital improvements, documented with receipts including but not limited to the following:
      i. Any additions to the home such as a bedroom, bathroom, or garage;
      ii. Replacement of heating, ventilation, and air conditioning systems;
      iii. Accessibility improvements such as bathroom modifications for disabled or elderly which were not installed through a federal, state, or locally-funded grant program; and
      iv. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

- Resale Provision Release – Upon completion of the affordability period, the City of Decatur will file a "Release of Resale Prohibition" document with the Macon County Recorder's Office to release the original HOME assisted property from the obligations of the affordability period.

***Please note: The actual value of any house will depend on the local real estate market, house condition and age, home improvements made and needed, and many other factors. Consult a qualified real estate appraiser in the area to obtain a professional estimate of the current value of your home. The appraiser must be licensed/certified according to the State of Illinois law.

Housing for Special Populations

Macon County, Illinois

Woodford Homes, Inc.
Macon County Mental Health Board

May 2020

OMB Control No: 2506-0117 (exp. 09/30/2021)

HOUSING FOR SPECIAL POPULATIONS

Macon County, IL

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Executive Summary

In 2005, Woodford Homes, Inc. and the Macon County Mental Health Board (MCMHB) undertook a study of housing needs among persons with disabilities in Macon County. The original study was conducted by Spannaus Consulting. In 2019, questions posed by Woodford Homes Board members concerning housing needs set the stage for updating the study to determine what future roles might be played by Woodford Homes in developing housing for persons with special needs. Ray Batman, consultant for the Macon County Mental Health Board, updated the original study in order to present an accurate picture of today's housing needs among persons with disabilities. This project was prompted by a desire to obtain a comprehensive and objective view of the current supply of and demand for housing. This document reports on activities, analyzes the market for special needs housing, lists unmet needs, identifies local developers, discusses funding sources, and offers recommendations.

The study finds that the most current needs continue to be among those with a mental illness as well as those with intellectual and/or developmental disabilities. Housing needs are less among those in recovery from substance use and those with physical disabilities. The substance use population need is difficult to assess with the current construction of treatment facilities as well as transitional and permanent housing by Crossing Healthcare. Additionally, there are pockets of smaller special needs populations with a need for affordable and decent housing.

It is important to acknowledge the history and current state of Wabash Crossing when talking about housing needs for low- and moderate-income populations in Macon County. While the rental housing stock is old and located in areas that are perceived as less safe, it is difficult to make the case to build more housing when the Wabash Crossing complex has significant vacancies. In the early 2000s, the Decatur Housing Authority (DHA) and the City of Decatur received over $34.8 million to raze the old Longview Public Housing Project and construct Wabash Crossing. The 471-unit project was constructed in three phases. The original grant leveraged another $58 million for a total project cost of over $92 million. In the fall of 2019, 201 of those units were empty. This issue needs to be addressed by the community.

The study shows that local agencies in Macon County during the past decade have continued to develop and operate special needs housing. There is a high level of collaboration and mutual support among those agencies providing services to persons with special needs. The competition for resources to build is stiff, and it is imperative that mutual support remain high. MCMHB and Woodford Homes should be at the forefront of the planning, development, and completion of needed housing for these populations.

Activities

In conducting this study, staff reviewed the following relevant documents:

- Consolidated Plan (2015-2019) - City of Decatur's
- FY2019 Unmet Public Mental Health Service Needs for Macon County - MCMHB
- Public Housing 5year Plan (2015-2019) and the Annual Plan for FY2019 – Decatur Housing Authority
- 2019 Action Plan – State of Illinois

Staff conducted interviews with the following agencies to gather data and perception of needs as well as discussing plans for future developments:

- State of Illinois, Department of Human Services, Office of Rehabilitation Services (Adam Flack, Office Administrator)
- City of Decatur, Neighborhood Services Division (Richelle Irons, Neighborhood Services Manager; Vickie Buckingham, Neighborhood Programs Manager)
- Decatur Housing Authority (Jim Alpi, former Executive Director; Terri Goodman, Executive Director; Jody Pallone, Housing Choice Voucher Coordinator)
- D&O Properties 1, LLC, North Street Commons Veterans Housing (Dan O'Loughlin, President; Lucy Brownlee, Project Manager)
- Swartz Properties and Belvedere Center Plaza Housing (Chris Karch, General Manager; Polly Camfield, Belvedere Property Manager)
- Dove, Inc./Homeward Bound (Darsoyna Switzer, Homeward Bound Program Director)
- East Lake Development Corporation/Wabash Crossing (Tina Rice, Property Manager)
- Heritage Behavioral Health Center (Candi Clevenger, President and CEO; Mary Kay Markwell, Director of Community Services; Dee Morgan, Director of Operations; Jasmine Ryan, Coordinator of the Intensive Support Services Team; Andrea Smith, Program Manager of Community Support)
- Macon Resources, Inc. (Amy Bliefnick, President & CEO; Erica Perry, Director of Community Living Services)
- Decatur Manor (Ruth Huber, Administrator)

- Macon-Piatt Special Education District (Kathy Horath, Director; Travis Friedrich, Assistant Director)
- Prairieland Service Coordination (Helen Michelassi, Executive Director; Tina Baxter, Associate Executive Director/Development)
- Soyland Access to Independent Living (Emily Dobson, Program Manager/Family Advocate)
- Webster Cantrell Hall (Genea Lawler, Juvenile Justice Program Supervisor)
- Central Illinois Care Connect (Casie Laskowski, Medical Case Manage Supervisor; Addie Smith, Medical Case Manager)
- The Corporation for Supportive Housing (Katrina Van Valkenburgh, Managing Director; Betsy Benito, Director, Illinois Program; John Fallon, Senior Program Manager)
- The Preservation Compact (Stacie Young, Director)
- Illinois Department of Employment Security (Ron Payne, Manager, Workforce Analysis & Dissemination)
- Decatur Macon County Opportunities Corporation (Stefanie Gardner, Transitional Housing Case Manager)
- Ameren (Ron Torlat, Energy Advisor for CME Energy/Sub-Contractor)

The Market: Inventory and Demand

This section analyzes the current inventory of and demand for special needs housing in Macon County. It is divided into five population groups: developmental disabilities, mental illness, substance use, physical disabilities, and mixed/other populations.

Developmental Disabilities

Persons with developmental disabilities live in three forms of housing:

1. **ICF/DD (Intermediate Care Facility/Developmentally Disabled).** These facilities provide 24-hour personal care, habilitation, developmental, and supportive health services to developmentally disabled clients whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services. They are licensed by the Illinois Department of Public Health to provide health or habilitative care on a long-term basis for 16 or fewer individuals with developmental disabilities.

2. **CILA (Community Integrated Living Arrangement).** CILA is a mechanism for funding services and housing, but the term is also used as shorthand for a particular type of housing. CILA is defined as a combination of supports and services for adults with developmental disabilities. A CILA client may live in his or her own home, in a family home, or in a community setting with no more than seven other adults with disabilities. These small group homes with four to eight residents are called "CILA homes" in this report. As new CILA homes are developed, they will house only four adults.

3. **Community.** A number of developmentally disabled adults live in the community. Some live with their families, and others live independently in apartments or houses. Some of these clients receive "intermittent CILA" services; essentially, that means they receive services through the CILA funding mechanism but do not live in a CILA home.

ICF/DD. Macon County has one 16-bed ICF/DD with a total of **16 beds.** Spring Creek Terrace is located in Decatur.[1]

Facility	Number of Beds	Owner
3155 East Mound Road	16	Jeremy Maupin

CILA Homes. Macon County has 35 CILA homes—**31** in Decatur, **one** in Forsyth, and **three** in Mt. Zion—with a total of **185 beds.**[2] Of these, eleven are operated by Macon Resources, including the Woodford Homes-owned Timari Court. The others are owned and operated by the following: three by

[1] Source: Prairieland Service Coordination, Inc.
[2] Source: Macon Resources, Inc.

Residential Developers, Inc.; eight by Marion County Horizon Center; six by Alpha Omega; and seven by JJ Maupin.

Facility	Number of Beds	Owner
595 Airport Road	8	Macon Resources
3441 Frontenac Court	4	Macon Resources
2004 Lost Bridge Road	8	Macon Resources
3185 North MacArthur Road	4	Macon Resources
657 West Main Street	8	Macon Resources
48 Barnes Drive	4	Macon Resources
914 East Marlin Drive	4	Macon Resources
111 Timari Court	8	Macon Resources
1630 East North Port Road	4	Macon Resources
2050 Carl Court	4	Macon Resources
1811 South Taylor Road	8	Macon Resources
2875 North Vine Street	8	Residential Developers
14 Diane Street	4	Residential Developers
455 West Ratchford Lane	4	Residential Developers
1479 South 44th Street	4	Marion County Horizon Center
4838 Beacon Street	4	Marion County Horizon Center
4938 Hayden Drive	4	Marion County Horizon Center
3905 Hickory Street	4	Marion County Horizon Center
4801 Lincoln Avenue	4	Marion County Horizon Center
1602 Powers Court	4	Marion County Horizon Center
321 Rolling Green Drive	4	Marion County Horizon Center
431 Timber Drive	4	Marion County Horizon Center
3622 East Corman Avenue	8	Alpha Omega
3850 East Fulton Avenue	8	Alpha Omega
729 South Webster	8	Alpha Omega
805 East Johns Avenue	8	Alpha Omega
13 Western Drive	8	Alpha Omega
1586 East Winnetka Avenue	8	Alpha Omega
260 East Lucille Avenue, Forsyth	8	A Step Forward, JJ Maupin
2674 Burgener Drive	4	A Step Forward, JJ Maupin
220 Michael Avenue	5	A Step Forward JJ Maupin
1310 North Summit Avenue	4	A Step Forward JJ Maupin
1840 South Fairview Avenue	4	A Step Forward JJ Maupin
510 Waggoner Drive, Mt. Zion	4	A Step Forward JJ Maupin
4128 Turner Drive	4	A Step Forward JJ Maupin
TOTAL	193	

The major distinctions between ICF/DDs and CILA homes are in size and funding mechanisms:

- **ICF/DDs** have 16 beds. They are for developmentally disabled persons in "active treatment," which generally means high levels of need. This is an entitlement program, and it has strict building standards. ICF/DD facilities must meet licensing and inspection requirements of the Illinois Department of Public Health. Clients are allowed to keep a maximum of $30 - $80 per month from earnings or other income sources.

- **CILA homes** have four to eight beds. They are funded through a Medicaid waiver formulary, which has less restrictive building standards and inspections. Priority is given to clients who are in crisis or suffer from abuse. CILA homes were originally intended to serve higher-functioning people but now serve generally lower-functioning clients. Clients are allowed to keep $50 per month, plus half of their earnings with no cap.

The access road to both types of housing runs straight through Prairieland Service Coordination, Inc. Prairieland is the area's ICS/PAS (Service Coordination/Pre-Admission Screening) agency. ICS/PAS agencies determine eligibility for services for adults with developmental disabilities. Once it finds a person eligible for services, Prairieland makes referrals to providers for services ranging from housing to vocational training and from respite services to day programs.

Community. According to Prairieland, some 125 adults with developmental disabilities live elsewhere in the community. While some have adequate housing in apartments originally intended for seniors, many do not. Access to ICF/DDs and CILA homes is limited to those with severe impairments. Those in the DD population who are moderately impaired often live in the only housing they can afford, typically in small substandard apartments in inner-city neighborhoods. Professionals agree that safer affordable housing is needed for this population.

The Woodford Homes facility in the 1000 block of West Wood Street has worked well with this population and could be a model for additional housing. It has 15 apartments for adults with developmental disabilities as well as some common areas. A live-in manager oversees the building.

Mental Illness

Macon County has two operators of permanent housing for persons with mental illnesses: Contemporary Properties, Inc. and Heritage Behavioral Health Center. By far, the largest facility in the county is the 147-bed Decatur Manor Healthcare, owned by S.I.R. Management, Inc.

Located at 1016 West Pershing Road, Decatur Manor was opened in 1973 as Pershing Estates. It is one of only 29 intermediate care facilities for mental illness (ICF/MI) in Illinois. Most of these facilities are in the Chicago area; the nearest one to Decatur is located in the Peoria area. Decatur Manor draws residents from central and southern Illinois. Most of the treatment services are provided on-site by S.I.R. Management.

To qualify for admission to Decatur Manor, Macon County resident's applications are screened by Heritage, acting as a Pre-Admission Screening (PAS) agency, similar to the role played by Prairieland Services Corporation for the developmentally disabled population. Decatur Manor has the most residents diagnosed as MI (mental illness), with a smaller number of MI/SA (mental illness/substance abuse), and a very limited number of DD (developmental disabilities). In each case, mental illness is the primary diagnosis. Residents live two-to-a-room. Decatur Manor is considered an intermediate care facility, and the state encourages it to prepare residents for eventual return to independent living in their communities. As a practical matter, a number of residents rotate between their community and Decatur Manor. Only 5% of the residents are over 70.

Heritage Behavioral Health Center manages seven of the eight residential facilities and provides services to the Pine Street location:

Name	Number of Beds	Type
Heritage Fields	32	Independent Living
Heritage Grove	17	Independent Living
Pine Street	12	Independent Living
Macon Street	22	Independent Living
Orchard Street	10	Group Home
West Main Street	5	Group Home
West Prairie Street	10	Group Home
St James Place, Clay Street	14	Independent Living
TOTAL	**122**	

Of these facilities, Heritage owns only the West Main Street group home. The two Section 811 projects, Heritage Fields on North Charles Street and Heritage Grove on East Warren Street, are owned by LLCs (limited liability corporations) established by Heritage. Woodford Homes owns Pine Street, Orchard Street, and Prairie Street. Decatur Pilot, a nonprofit arm of the Decatur Housing Authority, owns Macon Street. Dove, Inc. owns Clay Street.

The most pressing need in this area, according to several professionals at Heritage and other agencies, is for a larger group home that would replace and consolidate the aging structures on West Main Street and the Orchard Street group home.

Substance Use

There are only a few permanent housing resources for persons affected by substance use disorders, but there is not a large need. By the nature of addiction disorders, most people in long-term recovery do not want to live permanently in congregate settings with others like them. Generally, they prefer to eventually move into independent housing in the community and rely on non-housing support systems to maintain sobriety.

Oxford House. Decatur has one Oxford House. A national nonprofit organization, Oxford House operates self-supported sober living environments for individuals recovering from alcoholism and drug addiction.[3] Oxford Houses assure an alcohol- and drug-free living environment. The first Oxford House was started in Silver Spring, Maryland in 1975. Oxford Houses are democratically self-run by the residents who elect officers to serve for terms of six months. A recovering individual can live in an Oxford House for as long as he or she does not drink alcohol, does not use drugs, and pays an equal share of the house expenses. The average stay is a little over a year, but many residents stay three, four, or more years. There is no pressure on anyone in good standing to leave.

The Decatur Oxford House is in the 200 block of South Edward Street[4] and has a capacity for six men. The Oxford House organization rents from a private landlord. Tenants pay a $100 move-in fee and $100 per week in rent and are responsible for their own food and personal items. The Oxford House has a zero-tolerance policy towards alcohol and drugs; residents who test "dirty" or refuse to submit to testing are given two hours to move out and 14 days to remove their belongings.

Harbor Place. Located across from Dove's main offices in the 700-800 block of East Clay Street, Harbor Place houses eight formerly-homeless families headed by women in recovery from addictions. Services are provided on-site by Homeward Bound.

Crossings Healthcare Campus. A 64-bed transitional housing facility has been constructed as well as two 10-unit apartment buildings that will used for more permanent housing for persons who complete treatment at one of the facilities on the campus.

Physical Disabilities

Definitions. The definition of physical disability can be slippery. As one example, persons who have impaired physical functioning but have normal mental/cognitive functioning as a result of a condition that presents at birth (e.g., cerebral palsy) are considered to be "developmentally disabled" rather than physically disabled for purposes of state housing subsidies. Because they are not sufficiently impaired, they are *de facto* ineligible for CILA or ICF/DD support. However, even when they may qualify, they may not want to be housed with people who have severe mental retardation. They also do not qualify as physically disabled under the state's supportive living program.

Physical disabilities can take many forms, and different adaptations are required depending on individual circumstances. A person with hearing loss, for example, needs different adaptations than one who is blind. However, in the housing field, physical disability usually is talked about in terms of impaired mobility, and that means accessible or adaptable housing. Architects and designers are encouraged to use seven **Principles of Universal Design.**[5]

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[3] www.oxfordhouse.org

[4] The Oxford House is not to be confused with the Oxford House Apartments, a privately-owned elderly/disabled facility at 2700 N. Monroe.

[5] The definitions for Universal Design and the three levels of housing (following page) are found at http://www.disabilityexchange.org/taxonomy/detail.php?lid=1&path=1_978&c=2&tid=1009

1. **Equitable Use.** Useful and marketable to people with diverse abilities.

2. **Flexibility in Use.** Accommodates a wide range of individual preferences and abilities.

3. **Simple and Intuitive Use.** Easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

4. **Perceptible Information.** Communicates necessary information to the user, regardless of ambient conditions or the user's sensory abilities.

5. **Tolerance for Error.** Minimizes hazards and the adverse consequences of accidental or unintended actions.

6. **Low Physical Effort.** Can be used efficiently and comfortably and with a minimum of fatigue.

7. **Size and Space for Approach and Use.** Appropriate size and space are provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Professionals in the field talk about **three levels** of "handicap housing": accessible, adaptable, or visitable.

- **Accessible** design generally refers to houses or other dwellings that meet specific requirements for accessibility. These requirements are found in state, local, and model building codes, and the regulations of the Fair Housing Amendments Act of 1988, the American National Standards Institute (ANSI) Standards, and the Americans with Disabilities Act Accessibility Guidelines. These regulations, guidelines, and laws dictate standard dimensions and features such as door widths, clear space for wheelchair mobility, countertop heights for sinks and kitchens, audible and visual signals, grab bars, switch and outlet height, and more.

- **Adaptable** design allows some features of a building or dwelling to be changed to address the needs of an individual with a disability or a person encountering mobility limitations as he/she ages. Essential design elements such as wider doorways and halls and barrier-free entrances are included as integral features, while provisions are made for features to be "adapted" (modified or added) as needed. To meet the definition of "adaptable," the change must be able to be made quickly without the use of skilled labor and without changing the inherent structure of the materials. For example, bathroom walls may be designed with additional supports for the future installation of grab bars. Cabinets under sinks can be designed to be removable whereby the storage space under the sinks are replaced by knee space for a wheelchair user.

- **Visitable** refers to homes that are not only accessible to guests with disabilities visiting the homes of non-disabled hosts but to the future needs of the non-disabled residents as well. "Visitability" is an advocacy movement proposing that when topographically feasible, basic access to all new homes is a civil right. Access features essential to visitable homes are a zero-step entrance, accessible hallways, and bathrooms with doors wide enough for a wheelchair user to enter. Such features make a home visitable to guests with disabilities and can help a

resident adapt in his/her home should the resident's needs change due to a disability or reduced mobility.

Supply and Demand. It is not possible to determine how many accessible, adaptable or visitable housing units are available in Decatur and Macon County. However, the supply seems to be adequate. Two factors have combined to increase the supply in the past 25 years:

1. State and federal guidelines mandate inclusion of accessible units in all new and rehabilitated multi-family developments. While actual quotas vary with funding sources, in general about 15% to 25% of units must be accessible.

2. Many developments that were originally intended as "elderly housing" have opened their doors to persons with disabilities regardless of age. With few exceptions, federally subsidized elderly housing projects are now required to serve persons with disabilities as part of their overall target market.[6] These include all Decatur Housing Authority properties that were built for seniors: the Concord, Hartford, Lexington high rises, and townhouse developments on Poole Street and the former Riverside School site. These also include a number of private complexes such as Belvedere Center Plaza and Oxford House Apartments.

   Units are not reserved for persons with disabilities under these regulations. Rather, non-elderly applicants with disabilities are included in the overall pool of applicants and placed on the waiting list in order of application, the same as with elderly non-disabled applicants. Hence, there is no way of determining how many units are "available" to persons with disabilities. In practice, about 49% of DHA's 319 senior/disabled units are currently occupied by non-elderly disabled persons, up from 30% about 15 years ago. At Belvedere, non-elderly tenants with disabilities occupy about 55% of 123 units, up from 45% and 45% of the units are occupied by persons over 62.

The leasing manager for the Wabash Crossing development reports no unusually high demand for their affordable accessible units; accessible units are being leased at about the same rate as non-accessible units. The processing period for public housing units is less than 30 days. The property manager at Belvedere, who is a Swartz Properties employee, says that persons with disabilities can obtain an accessible apartment within a day if they meet the criteria required of all applicants.

However, some persons with disabilities want housing that is not mixed with elderly neighbors. Mixing non-elderly and elderly tenants can be challenging enough in the best of circumstances; when everyone in the non-elderly group has a disability, the problems can be exacerbated.

HIV/AIDS. People living with HIV and AIDS have unique challenges due to the stigmatization of their disease. Macon County has 88 persons living with HIV (no AIDS diagnosis) and 83 diagnosed

[6] The two exceptions are the Orlando Apartments and Spring Creek Towers in Decatur, which are exempt from this regulation by virtue of their original funding stream. However, they must make 10% of their units available to nonelderly persons with disabilities.

cases of AIDS.[7] There is one program serving their housing needs, a small rental subsidy project administered by Dove.

Mixed Populations/Other Populations

Disabled Homeless. Decatur has 25 persons who are chronically homeless.[8] All of them have at least one disability and many have co-occurring disabilities. The most common disability is substance use and a large proportion have mental illnesses. Some are affected by severe health and dental problems as well, and some are HIV-positive.

- **SRO.** Single Room Occupancy units are private sleeping rooms or studio apartments located within one building. They may have private or shared bathing facilities. They also may have small kitchenettes. If not, in-room cooking is usually limited to hotplates and/or microwave ovens, if allowed at all. Dove, Inc. owns the building at 788 East Clay Street. St. James Place has 14 SRO apartments and contracts with Heritage for services.

- **The Decatur Housing Authority** sponsors the Housing Choice Voucher project for disabled homeless persons in cooperation with Heritage.[9] Between them, this project provides seven individual units for 14 persons.

Non-Disabled Homeless. Using HUD funding, Dove provides transitional and permanent housing for non-disabled homeless persons. Dove currently operates 24 units of transitional housing. Homeless clients can live in transitional housing for up to 24 months while they stabilize their income, gain independent living skills, repair credit problems, and prepare for placement in permanent housing. These units are located on the near west side on West Macon and West Wood streets. Seventeen units are in the 500 block of West Macon in two connected buildings owned by the Community Investment Corporation of Decatur. CICD purchased and rehabilitated these building in the mid-1990s for use as transitional housing.

In 2003 Dove rehabilitated a historic eight-unit apartment building adjacent to First Presbyterian Church in the 200 block of West Prairie Street. The church had purchased the property two years earlier. The project, called Elmwood Apartments, now provides eight units of permanent housing for formerly homeless households. Two of the units are for single individuals, and the remaining six are family units.

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[7] Central Illinois Connect, 2020.

[8] The term "chronically homeless" was coined by HUD and is defined by HUD as follows: "An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. A disabling condition is defined as 'a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions.' In defining the chronically homeless, the term 'homeless' means 'a person sleeping in a place not meant for human habitation (*e.g.*, living on the streets) or in an emergency homeless shelter.'"

[9] The Housing Choice Voucher program targets disabled homeless persons and homeless families with at least one member who has a disability.

- **Williams-Quinn Housing.** Woodford Homes owns an eight-unit apartment building at 327 West Prairie Street that is leased to and operated by Heritage Behavioral Health Center. This group home is for adults with diagnoses of mental illness who are transitioning from IMDs (Institutes for Mental Disease). The facility is staffed 24 hours per day.

Formerly Incarcerated Persons. Housing advocates cite a growing need for affordable housing for persons released from Illinois Department of Corrections (IDOC) facilities and returning to Macon County. Due to restrictive admissions policies, persons with felony records or drug-related convictions of any kind usually are barred from public housing and subsidized housing. Many private landlords refuse to rent to ex-offenders. HUD prefers to direct its homelessness resources to other populations. As a result, formerly incarcerated persons are at extreme risk of becoming homeless within a short time after release, and few housing resources are available to them. Homeward Bound does have a contract with IDOC to fund housing subsidy for up to six individuals.

Veterans Housing. The North Street Commons Project was developed and is managed by D&O Properties I, LLC. The project has eight one-bedroom units and eight two-bedroom units located in the 900 block of West North Street. D&O has also developed three scattered-site two-bedroom homes in the southeast part of the city. The Decatur Housing Authority administers the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program which combines Housing Choice Vouchers (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Wabash Crossing Vacancy Rate. In the early 2000s, the Decatur Housing Authority and the City of Decatur received over $34.8 million to raze the old Longview Public Housing Project and construct Wabash Crossing. The 471-unit project was constructed in three phases. The original grant leveraged another $58 million for a total project cost of over $92 million. In the fall of 2019, 201 of those units were empty. Wabash Crossing is managed by East Lake Management. DHA has hired TAG Associates to do a needs assessment that would determine the cost of making all of the units rentable and back online.

Decatur Macon County Opportunities Corporation (DMCOC). On July 1, 2019, DMCOC retrofitted three houses located at 262 East Center, 960 North Jordan Avenue, and 801 East Rogers as transitional housing to serve homeless men in single room occupancy (SRO). The houses have the capacity to serve 11 individuals.

Registered Sex Offenders. There were 331 registered sex offenders in Macon County on February 12, 2020. All sex offenders are required to register within ten days of release on probation, or upon parole, release, or discharge if sentenced to IDOC. They must provide the address of where they are residing. The offender must register annually for ten years. Those offenders classified as Sexually Dangerous or Sexually Violent must register every 90 days for natural life.

Unmet Housing Needs

This study finds these unmet housing needs for special populations. Listed in no particular order of priority, they are as follows:

- **New Transitional Residential Home for Adults with Mental Illnesses.** Heritage's West Main group home is too small and needs to be replaced with a larger, better designed facility. Woodford Homes' group home on Orchard Street was built in the late 1970's and needs some significant upgrading. It would be possible to build a larger facility and combine the two group homes. Of course, it would be necessary to find a funding stream for construction. The current residents have service dollars that would transfer to the new facility.

- **Housing for Adult Children with Developmental Disabilities Living at Home with Parents.** Many adults with special needs, especially young adults, may live with their parents or other family members. People with special needs who live with their parents don't have to experience the sometimes stressful transition into a different type of housing when they become adults, and they are usually surrounded by caregivers (their family members) who have experience with their specific special needs. In many cases, Medicaid funds can be used to pay family members who provide care for their children in their own homes. However, as any young adult will probably tell you, at one point or another, living with one's parents is not always a great solution. In some cases, the child's special needs will be more difficult than what the parents can handle. Depending on the person with special needs' level of social interaction, they may not have the opportunity to meet a lot of other people if they are constantly surrounded with the same family members. Finally, as parents age, it may become impossible for parents to care for their adult child anymore, and the transition from a life-long residence could be more traumatic for the adult child than if he had moved out when they were younger. Data for this population is limited because of the high rates of extended family caretaking. Woodford Homes would create a process using focus groups with parents to determine the extent of the need.

- **Housing for Formerly Incarcerated Persons.** Housing advocates cite a growing need for affordable housing for persons released from Illinois Department of Corrections (IDOC) facilities and returning to Macon County. Due to restrictive admissions policies, persons with felony records or drug-related convictions of any kind usually are barred from public housing and subsidized housing. Many private landlords refuse to rent to ex-offenders. This need is apt to grow as more Macon County residents are released from prisons. It is currently unknown who might develop and/or operate such housing or where funding for capital, operating and service might be found.

- **Specialized Independent Housing for Persons Severely Impaired and Physically Disabled.** There is a small need for specialized housing for persons with major physical impairments and normal (or near-normal) mental functions. Such housing might consist of a

pod of four to eight units with a small office and sleeping space for on-call personal assistants. There are competing interests of efficiencies and segregation, which will need to be addressed.

Developers

The following organizations have been active in developing and/or operating special needs housing in the Decatur/Macon County area:

- **Woodford Homes** was the first nonprofit to become active in special needs housing. It incorporated in 1974 when it constructed its first project, the Orchard Street group home operated by Heritage.[13] Woodford Homes also constructed the Timari Court group home for adults with developmental disabilities and an independent living facility for adults with developmental disabilities at 1025 West Wood Street. Woodford Homes purchased existing apartments at 403 North Pine Street and 327 West Prairie Street. The West Prairie Street building is also leased to Heritage to provide housing for persons being moved from Decatur Manor, an IMD. Four of Woodford Homes' properties are leased to other nonprofit agencies, which in turn select tenants and provide supportive services. Woodford Homes has cooperative leasing/service agreements with Heritage Behavioral Health Center (Orchard and Prairie), Macon Resources (Timari), and Webster Cantrell Youth Advocate (Norwood). Woodford Homes directly operates the Wood Street and Pine Street properties.

- **Macon Resources** has been a community resource in developing CILA homes. It leases the Timari Court home from Woodford and uses it as an eight-bed CILA home. It also operates nine other CILA homes in Decatur.

- **Heritage Behavioral Health Center** entered the field of housing development in the early 2000's with its two HUD Section 811 projects, Heritage Grove and Heritage Fields. In addition, Heritage leases properties from Woodford for a group home (Orchard) and Williams-Quinn housing (Prairie St). Heritage leases its Macon Street independent living apartment building from Decatur Pilot. Heritage owns the West Main group home, but the home needs to be replaced with a larger facility. There is consensus that consolidation of the Orchard Street and Main Street group homes is needed.

- **Dove, Inc.** developed the Elmwood project on West Prairie Street, which is owned by a subsidiary of First Presbyterian Church. Dove developed and owns the Harbor Place project on East Clay. The agency also operates 24 units of transitional housing for homeless households. Dove, Inc. owns the building at 788 E. Clay Street where St. James Place has 14 SRO apartments and contracts with Heritage for services.

[13] The Orchard Street group home is at the corner of Orchard and Charles. Original plans called for it to be built at the opposite end of the same block, at the corner of Orchard and Woodford. Hence the name Woodford Homes was chosen by the organization.

Funding Resources

A three-legged stool illustrates the funding mix for supportive housing. The first leg is **capital** funding for acquisition, construction, and/or rehabilitation. The second leg is **operating** funding for ongoing costs of running the facility. The third leg is **services** funding. For supportive housing to be feasible, adequate funding must be secured for all three components. Without all three legs, the stool will collapse.

Cash is often needed for pre-development costs such as site control, legal costs, environmental inspections, application fees, consultants, architectural design, and engineering studies.

Predevelopment Funding

- **Corporation for Supportive Housing (CSH).** CSH has two forms of predevelopment loans. However, CSH will fund only those projects that provides supportive housing in at least 10% of their units. CSH can provide Project Initiation Loans (PIL) in the initial planning stages to qualifying projects. PILs can fund up to $50,000 of predevelopment costs at no interest. Later in the predevelopment process CSH can authorize other loans, at 6% interest.

Capital Funding

State and federal agencies offer several sources for development funding:

- **HUD Section 811.** Although HUD has many categorical programs, Section 811 (housing for low-income persons with disabilities) is the best fit for special needs housing. 811 can provide direct subsidies for development, as well as operating support (see below). In some projects, 811 funding has covered almost all the development costs. On the downside, competition for 811 approval is fierce, and the use of an approved 811 consultant is virtually mandatory. Heritage Behavioral Health Center received 811 funds for Heritage Grove and Heritage Fields.

- **Federal Home Loan Bank (FHLB).** By partnering with a local bank, a developer can apply for a grant from FHLB's Affordable Housing Program. It is reasonable to expect about $8,000 to $12,000 per unit if the application is approved.

- **Illinois Housing Development Authority (IHDA).** IHDA has several programs to assist development of affordable and special needs housing. Prior to applying for any IHDA resource, a sponsor must submit a Preliminary Project Assessment (PPA). The PPA addresses the project's site and market. Specific market data and metrics are reviewed for each PPA. The IHDA application procedure is complicated and requires the use of an IHDA-experienced consultant.

  - IHDA administers two federal tax credit programs. The most popular program is Low-Income Housing Tax Credit (LIHTC) program, also called the "9% program." This program entails creating a syndicate of private investors who own 99% of the deal and

receive federal tax credits on their investment. As its most attractive feature, the program generates debt-free equity. However, due to high legal costs, this extremely complex program is not worth pursuing unless a development has at least 50 units. It is a highly competitive program, but assistance from groups such as the Corporation for Supportive Housing can increase chances of success.

The other IHDA federal tax credit program is called the "4% program," and it is a very different vehicle. In short, it entails long-term debt in the form of bonds rather than a mortgage loan. It is non-competitive and relatively easy to secure. As a little-known program, it is not even mentioned on IHDA's website. However, it can be a useful resource if a third party can be secured to pay off the bonds.

- The IHDA Affordable Housing Trust Fund loans up to $750,000 at low or no interest to affordable housing projects, with a repayment term of up to 30 years. Although it is a loan, the terms are very attractive.

- IHDA HOME Funds can also be applied for, although projects cannot mix IHDA HOME funds with local HOME funds. IHDA disperses its HOME funds as loans, with terms similar to the Affordable Housing Trust Fund.

- IHDA State Tax Donation Credits can extend a private donation by giving the donor half the value of a donation in credits against state income tax. Combined with federal tax deductions, a donation of $100,000 would cost a donor only about $32,500. State tax credit reservations are fairly easy to secure, but projects need a willing donor to tap into this stream. Developers often use this program to attract donations of property. If tax-exempt entities make donations, they can sell the resulting credits for about 80 cents on the dollar.

- **City of Decatur HOME Funds.** The City of Decatur receives an annual allocation of federal HOME funds for affordable housing and other needs. These funds cannot be mixed with IHDA HOME dollars. The City usually disperses its HOME funds as grants. Currently, the City only has a very limited amount of money available as undesignated HOME funds, making it not a likely option for any major capital project.

- **Illinois Facilities Fund (IFF).** IFF, a quasi-state agency established to provide capital funding for nonprofits, has below-market loan funds available for affordable housing projects. The application process is complex and, often, the terms are less favorable than projects need to achieve cash flow, but the IFF is worth investigating.

- **Ameren Illinois Energy Efficiency Programs.** Ameren Illinois has a program for income-qualified multifamily facilities that will provide free energy saving products for each unit.

Conventional Financing. If a gap remains after all other sources are exhausted, developers can obtain financing from a local bank or other lending institution.

Operating Support

The average cost of operating an apartment, not including debt service, is $4,500 to $5,500 per year. An owner needs to recover about $375 to $550 per unit per month to cover basic operating costs such as maintenance, lawn care, common utilities, insurance and taxes. Costs toward mortgage payments must be added to that amount. The amount of rental income needed increases proportionately to the amount of development financed through loans.

Operating costs are probably the weakest leg of the stool. There are five potential sources for operating funds, all of which are limited to certain population segments.

- **HUD Section 811 Supportive Housing for Persons with Disabilities.** This program currently being administered by IHDA can provide rental subsidies, which must be applied for separately. These subsidies are for five-year periods and are renewable for up to 20 years. They generally pay the difference between 30% of each tenant's adjusted income and fair market rent.

- **Housing Choice Vouchers ("Section 8").** HCVs (formerly called Section 8) also will cover the difference between 30% of each tenant's adjusted income and fair market rent. The 2020 fair market rent for a one-bedroom unit is $606, less a utility allowance of about $200.

- **Housing Opportunities for Persons with AIDS (HOPWA).** HOPWA can provide rental subsidies to persons who are HIV-positive and below prescribed income limits. Locally this program is administered by Central Illinois Connect.

- **Supportive Living Facility (SLF) Program.** The Department of Healthcare and Family Services administers SLF, which provides up to $2,000 per month per tenant to subsidize rent and health services. This program can serve the elderly and the disabled and is intended as an alternative to nursing homes. There are three SLFs in Macon County. Unfortunately, the definition of "disability" specifically excludes developmental disabilities, including cerebral palsy.

Funding for Services

As a housing provider, Woodford Homes is not responsible for obtaining service funding for its projects. MCMHB is a major funder of behavioral health services in Macon County, and, as such, it continues to identify and plug gaps in services funding, often finding creative ways to enable needed services for special needs populations. As a point of fact, no new housing developments can or should be produced unless funding for services can be secured. Both Woodford Homes and MCMHB need to be concerned about the continued availability of adequate resources for services to residents of housing projects.

Recommendations

This report is not intended to be the end of the process. Instead, it should be viewed as a catalyst, to encourage further plans to house citizens of Macon County with disabilities and special needs.

Beyond any doubt, Woodford Homes fills a vital role in the community. Its current facilities effectively address specific housing needs. All three agencies that cooperate with Woodford Homes[11] express high levels of satisfaction with their working relationships with Woodford Homes and are grateful to Woodford Homes. Even if it never engages in another project, Woodford Homes can take great pride in the work it does on behalf of people with special needs.

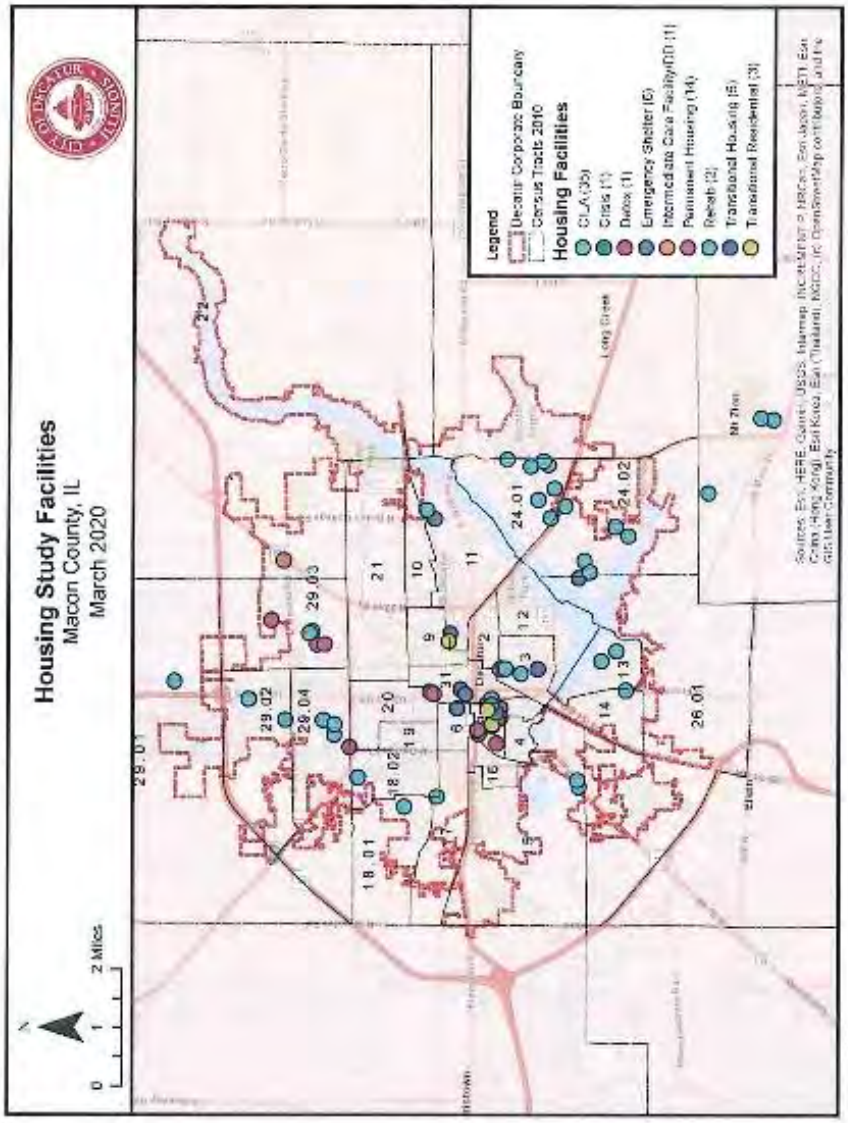
However, there are opportunities for MCMHB and Woodford Homes to participate in expansion of special needs housing. The following recommendations suggest two ways in which MCMHB and Woodford Homes can move forward in the futures.

1. **Woodford Homes should continue ongoing conversations with possible partners D&O Construction and Macon Resources.** Of the possible opportunities for involvement, the development of independent apartments for higher-functioning DD clients might present the best immediate opportunity.

2. **MCMHB and Woodford Homes need to continue involvement with the existing supportive housing partnership in Decatur.** MCMHB and Woodford Homes could benefit from regular participation in the Macon County Continuum of Care. The Continuum meets bi-monthly to exchange information and address gaps in services, current legislative issues, and public awareness.

[11] Heritage, Macon Resources, Webster Cantrell Youth Advocate.

Appendix 1: Special Housing Needs Map by Census Tracts



Appendix 2: List of Facilities

Facility Name	Address	Type	Area	Census Tract	Units	Beds
44th Street	1479 South 44th Street	CILA	Southeast	24.01	1	4
Airport Road	595 Airport Road	CILA	Southeast	24.01	1	8
Barnes Drive	48 Barnes Drive	CILA	Northwest	29.04	1	4
Beacon Street	4838 Beacon Drive	CILA	Southeast	24.01	1	4
Bridge Road	2004 Lost Bridge Road	CILA	Southeast	24.02	1	8
Burgener Drive	2674 Burgener Drive	CILA	Southeast	24.02	1	4
Camelot Supportive Housing	4005 North Camelot Drive	Permanent Housing MI	North	29.03	12	12
Carl Court	2050 Carl Court	CILA	West	18.01	1	4
Center Street	262 East Center Street	Transitional Housing	Central	2	1	2
Charles Street Supportive Housing	3597 North Charles Street	Permanent Housing MI	North	29.03	12	12
Corman House	3622 East Corman Street	CILA	Southeast	24.01	1	5
Crossings Recovery Center	320 East Central Avenue	Detox SA	Central	31	1	8
Crossings Recovery Center	320 East Central Avenue	Permanent Housing SA	Central	31	20	20
Crossings Recovery Center	320 East Central Avenue	Rehab SA	Central	31	1	48
Crossings Recovery Center	320 East Central Avenue	Transitional Housing SA	Central	31	1	64
Decatur Manor	1016 West Pershing Road	Permanent Housing MI	Northwest	29.02	1	148
Diane Street	14 Diane Street	CILA	Northwest	29.04	1	4
Dove DV	302 South Union Street	Emergency Shelter	Central	5	11	28
East Northport	1630 East North Port Road	CILA	North	29.03	1	4

Facility Name	Address	Type	Area	Census Tract	Units	Beds
East Side Terrace	3850 East Fulton Avenue	CILA	Southeast	24.01	1	5
Elmwood	240 West Prairie Avenue	Permanent Housing	Central	5	8	17
Fairview	1840 South Fairview Ave	CILA	Southwest	15	1	4
Fontenac Court	3441 Fontenac Court	CILA	Southeast	24.02	1	4
God's Shelter of Love	929 North Union Street	Emergency Shelter	Central	5	1	15
Grace House	1010 North Brush College Road	Emergency Shelter	East	11	1	8
Harbor Place	811 East Clay Street	Permanent Housing SA	Central	3	8	20
Hayden House	4938 Hayden Drive	CILA	Southeast	24.01	1	4
Heritage Crisis Unit	151 North Main Street	Crisis MI & SA	Central	31	1	12
Heritage Fields	3595 North Charles Street	Permanent Housing MI	North	29.03	32	32
Heritage Grove	365 East Waggoner Street	Permanent Housing MI	Central	2	17	17
Heritage Rehab	151 North Main Street	Rehab SA	Central	31	1	16
Hickory Point Terrace	260 East Lucille Avenue	CILA	Forsyth	29.01	1	8
Hickory Street Place	3905 Hickory Street	CILA	East	9	1	4
Hilltop Drive	3 Hilltop Drve	Emergency Shelter	Southeast	26.01	1	6
Lincoln House	4801 Lincoln Avenue	CILA	Southeast	24.01	1	4
MacArthur Road	3185 North MacArthur Road	CILA	Northwest	29.04	1	4
Macon Apartments	528 West Macon Street	Permanent Housing MI	Central	5	22	22
Macon Street Transitional	535 West Macon Street	Permanent Housing	Central	5	17	24

Facility Name	Address	Type	Area	Census Tract	Units	Beds
Main Street	657 West Main Street	CILA	Central	5	1	8
Main Street Transitional Residential	631 West Main Street	Transitional Residential MI	Central	5	1	5
Marlin	914 East Marlin Drive	CILA	Southeast	24.02	1	4
Michael	220 Michael Avenue	CILA	Northwest	29.02	1	5
North Jordan Avenue	960 North Jordan Avenue	Transitional Housing	East	11	1	4
North Street Commons	929 - 931 West North Street	Permanent Housing Veterans	Central	5	16	24
Orchard Street Transitional Residential	1421 East Orchard Street	Transitional Residential MI	East	9	1	11
Oxford House	205 South Edward Street	Transitional Housing SA	Central	5	1	6
Pine Street Apartments	403 North Pine Street	Permanent Housing MI	Central	5	11	11
Power House	1602 Powers Court	CILA	Mt. Zion	25	1	4
Rogers Avenue	801 Rogers Avenue	Transitional Housing	Central	3	1	5
Rolling Green	321 Rolling Green Drive	CILA	Mt. Zion	25	1	4
Salvation Army	229 West Main Street	Emergency Shelter	Central	5	1	33
South Side Manor	729 South Webster Street	CILA	Central	3	1	6
Spring Creek Terrace	3150 East Mound Road	ICF/DD	Northeast	22	1	16
St. James Place	788 East Clay Street	Permanent Housing MI	Central	3	14	14
Summit Avenue	1310 North Summit Avenue	CILA	West	18.01	1	4

Facility Name	Address	Type	Area	Census Tract	Units	Beds
Taylor Road	1811 South Taylor Road	CILA	Southwest	15	1	8
Thompson House	805 East Johns Avenue	CILA	Central	3	1	8
Timari Court	111 Timari Court	CILA	South	13	1	8
Timber Woods	431 Timber Drive	CILA	South	13	1	4
Turner Drive	4128 Turner Drive	CILA	Southeast	24.01	1	4
Vine Street	2875 NorthVine Street	CILA	West	18.02	1	8
West Ratchford	455 West Ratchford Lane	CILA	Northwest	29.02	1	4
Waggoner Drive	510 Waggoner Drive	CILA	Mt. Zion	25	1	4
Water Street Mission	758 North Water Street	Emergency Shelter	Central	6	1	16
West Prairie Street Transitional Residential	327 West Prairie Street	Transitional Residential MI	Central	5	1	10
Western House	13 Western Drive	CILA	Southeast	24.02	1	8
Winnetka House	1586 East Winnetka Avenue	CILA	North	29.03	1	8
Wood Street Apartments	1025 West Wood Street	Permanent Housing DD	Central	5	15	15
				TOTAL	**269**	**886**

Appendix 3: Facility Types

Type	Number of Facilities
CILA	35
Crisis	1
Detox	1
Emergency Shelter	6
ICF/DD	1
Permanent Housing	14
Rehabilitation	2
Transitional Housing	5
Transitional Housing	3
TOTAL	**68**

Appendix 4: Area and Census Tract Special Housing Statistics

	Macon County Census Tracts	Total Population	Housing Units	# Persons in Special Housing	% of Total Population	# of Special Housing Units	% of Total Housing Units
Central	2, 3, 5, 6, 31	14,944	6,901	415	2.78%	147	2.13%
Southwest	15	4,104	1,943	4	0.10%	1	0.05%
West	1801, 18.02	4,636	2,150	16	0.35%	3	0.14%
Northeast	22	5,553	2,390	16	0.29%	1	0.04%
Southeast	24.01, 24.02	7,824	3,671	62	0.79%	12	0.33%
Northwest	24.02	9,925	4,659	169	1.70%	6	0.13%
Mt. Zion	25	7,131	2,878	12	0.17%	3	0.10%
Forsyth	29.01	3,982	1,588	8	0.20%	1	0.06%
North	29.03	4,616	2,315	48	1.04%	35	1.51%
South	13, 4	4,744	2,264	12	0.25%	2	0.09%
East	9, 11	8,959	4,513	22	0.25%	3	0.07%
Area Totals	N/A	76,418	35,272	784	1.03%	214	0.61%
Rest of County	10, 14, 16, 17, 19, 20, 21, 23, 26.01, 26.02, 27, 28, 30	34,350	15,203	0	0.00%	0	0.00%
Macon County	N/A	110,768	50,475	784	0.71%	214	0.42%

OMB Control No: 2506-0117 (exp. 09/30/2021)

Appendix 5: Percentage of Special Needs Housing by Census Tract

Census Tract #	Population	Housing Units	Special Needs Units	% of Special Needs Units
Central				
2	2,737	1,233	18	1.46%
3	3,703	1,792	42	2.34%
5	3,938	1,961	89	4.54%
6	2,035	965	1	0.10%
31	2,531	950	25	2.63%
	14,944	**6,901**	**175**	**2.54%**
East				
9	1,955	881	2	0.23%
11	3,502	1,816	2	0.11%
	5,457	**2,697**	**4**	**0.15%**
Forsyth				
29.01	3,982	1,588	1	0.06%
	3,982	**1,588**	**1**	**0.06%**
Mt. Zion				
25	7,131	2,878	3	0.10%
	7,131	**2,878**	**3**	**0.10%**
North				
29.03	4,616	2,315	58	2.51%
	4,616	**2,315**	**58**	**2.51%**
Northeast				
22	5,553	2,390	1	0.04%
	5,553	**2,390**	**1**	**0.04%**
Northwest				
29.02	4,576	2,189	3	0.14%
29.04	5,349	2,470	3	0.12%
	9,925	**4,659**	**6**	**0.13%**

Census Tract #	Population	Housing Units	Special Needs Units	% of Special Needs Units
South				
13	4,744	2,264	2	0.09%
	4,744	**2,264**	**2**	**0.09%**
Southeast				
24.01	2,608	1,220	7	0.57%
24.01	5,216	2,451	6	0.24%
26.01	4,050	1,852	1	0.05%
	11,874	**5,523**	**14**	**0.25%**
Southwest				
15	4,104	1,943	2	0.10%
	4,104	**1,943**	**2**	**0.10%**
West				
18.01	2,249	1,008	2	0.20%
18.02	2,387	1,142	1	0.09%
	4,636	**2,150**	**3**	**0.14%**
Area Totals	**76,966**	**35,308**	**269**	**0.76%**
Rest of the County	**33,802**	**15,167**	**0**	**0.00%**
County Total	**110,768**	**50,475**	**269**	**0.53%**

Appendix 6: Developmentally Disabled Population Data

	Macon	Champaign	Piatt	Dewitt	Logan	Sangamon	Christian	Shelby	Moultrie	Total
Population	105,020	207,772	16,386	15,900	25,881	196,077	31,656	21,713	14,407	634,912
Cognitive Disability % to Determine # of DD Persons*	5.90%	2.90%	3.40%	5.00%	5.70%	5.90%	4.50%	2.70%	3.40%	4.59%
Total DD Persons	6,196	6,025	557	795	1,481	11,569	1,425	586	490	29,124
CILAs	34	28	10	2	14	79	10	10	14	201
Number of CILA Beds	181	113	23	20	79	220	29	44	41	750
% of DD Population	2.92%	1.88%	4.13%	2.52%	5.33%	1.90%	2.04%	7.51%	8.37%	2.58%
Adult HBS	90	107	11	10	24	100	22	12	10	346
% of Adult HBS	0.86%	1.78%	1.97%	1.26%	1.62%	0.86%	1.54%	2.05%	2.04%	1.19%
Children HBS	10	17	3	0	9	25	2	1	0	69
% of Child HBS	0.16%	0.28%	0.54%	0.00%	0.61%	0.22%	0.14%	0.51%	0.00%	0.24%
Total PUNS**	609	927	79	62	236	1076	130	148	135	3,442
% of DD Population	9.83%	15.38%	14.18%	7.80%	15.94%	9.30%	11.93%	25.25%	27.56%	11.82%
Active PUNS	142	446	12	17	38	247	38	41	33	1,014
% of Active PUNS	23.32%	48.11%	15.19%	27.42%	16.10%	22.96%	22.35%	27.70%	24.44%	29.46%

*from U.S. Census, 2017 Fact Finder Disability Characteristics

Prioritization for Urgency of Need for Services (PUNS)
Home Based Services (HBS)
Developmentally Disabled (DD)

OMB Control No: 2506-0117 (exp. 09/30/2021)

GLOSSARY AND LISTING OF ACRONYMS

ACS: American Community Survey. A nationwide survey designed to provide communities a fresh look at how they are changing. It is a critical element in the Census Bureau's reengineered decennial census program. The ACS collects and produces population and housing information every year instead of every ten years.

ADA: Americans with Disabilities Act

Affordability Period: The requirements of the HOME Program that relate to the cost of housing both at initial occupancy and over established timeframes, as prescribed in the HOME Final Rule. Affordability requirements vary depending upon the nature of the HOME-assisted activity (i.e., home ownership or rental housing).

Annual Action Plan: Provides a concise summary of the actions, activities, and programs that the jurisdiction will undertake during one fiscal year to address the priority needs and specific objectives identified in the Consolidated Plan. The Action Plan identifies the linkage between the use of federal resources and the specific objectives developed to address priority needs identified in the strategic plan.

Brownfields: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off green spaces and working lands.

CAPER: Consolidated Annual Performance and Evaluation Report. Report to HUD stating the accomplishments completed from the previous Annual Action Plan. This report is due 90 days after the close of the jurisdiction's fiscal year.

CDBG: Community Development Block Grant. One of HUD's longest continuously run programs (beginning in 1974), providing communities with resources to address a wide range of unique community development needs. The CDBG program provides annual grants on a formula basis to general units of local government and States, including Decatur.

CDBG-CV funds: A special allocation of Community Development Block Grant funds awarded under CARES Act. The Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act, was initially a $2.2 trillion economic stimulus bill passed by the 116th U.S. Congress and signed into law by President Donald Trump on March 27, 2020, in response to the economic fallout of the COVID-19 pandemic in the United States. The funds were made available to prevent, prepare for, and respond to the coronavirus pandemic.

CDE: Community Development Entities. Under the U.S. Treasury Department's New Markets Tax Credit (NMTC) program, individual and corporate taxpayers may receive a credit against federal income taxes for making equity investments in investment vehicles known as Community Development Entities (CDEs).

CDFI: Community Development Financial Institutions. A fund established by the U.S. Treasury Department for authority to allocate New Markets Tax Credits.

CHDO: Community Housing Development Organization. Non-profit housing provider certified by the Participating Jurisdiction to receive HOME Investment Partnership funds.

CHELP: Community Home Environmental Learning Project

Chronic Homelessness: A number of definitions of chronic homelessness have been adopted by various federal and state entities. According to the HEARTH Act definition, which the City of Decatur's Ten Year Plan Working Group has adopted the term refers to individual or family who (i) is homeless and lives or resides in a place not meant for human habitation, a safe haven, or in an emergency shelter; (ii) has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least 1 year or on at least 4 separate occasions in the last 3 years; and (iii) has an adult head of household (or a minor head of household if no adult is present in the household) with a diagnosable substance use disorder, serious mental illness, developmental disability, post traumatic stress disorder, cognitive impairments resulting from a brain injury, or chronic physical illness or disability, including the co-occurrence of 2 or more of those conditions.

CICD: Community Investment Corporation of Decatur. This organization is a Community Development Corporation (CDC) which receives HUD-funds to provide foreclosure avoidance and homebuyer counseling through their "Welcome Home" program. CICD is a HUD certified Housing Counseling Agency. The organization has on staff a "HUD Certified Housing Counselor". CICD was organized as a private, not-for-profit corporation. The organization also focuses on small business, entrepreneurship, business incubation and enterprise development. The organization manages a business "Revolving Fund Program".

CILA: Community Integrated Living Arrangements. CILA is a small group home of four to eight residents, combining support and services for adults with developmental disabilities.

City of Decatur, Illinois: Federally designated local participating jurisdiction/entitlement community located in central Illinois.

Citizen Participation Plan: Sets forth policies and procedures for citizen participation in the development of the Consolidated Plan, any amendments to the Con Plan, and the performance report (CAPER), especially residents of predominately low and moderate-income neighborhoods, minorities and non-English speaking persons, as well as persons with disabilities, local and regional institutions and other organizations, and residents of public and assisted housing developments.

Code Enforcement Program: Neighborhood Service Officers (NSO) to assist residents, neighborhood groups, and city officials in mitigating slum and blight. The NSO acts as liaison enforcing housing and maintenance codes city wide but primarily in the city's urban core. Salaries and overhead costs associated with property inspections and follow-up actions (such as legal proceedings) directly related to the enforcement may be funded with federal funds.

Code Violations: Violations of the current 2015 International Property Maintenance Code as adopted and amended by the City of Decatur, other applicable codes and ordinances adopted by the City and applicable HUD Standards.

CONO: Coalition of Neighborhood Organizations. CONO is the umbrella organization providing guidance to neighborhood groups in the City of Decatur. CONO helps provide a single voice regarding neighborhood concerns. Sponsors community activities and provides a way for neighborhood groups to share information.

Con Plan: Consolidated Plan. The Con Plan is a locally developed five-year plan for the City of Decatur to pursue HUD's Office of Community Planning and Development (CPD) goals for its community planning and development programs, as well as for housing programs. It is these goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. The City of Decatur's current Consolidated Plan years are FY2020-2024.

CPD: Office of Community Planning & Development. Division of HUD which administers the CDBG, CDBG-CV, HOME, HOME-ARP, and other programs with the goal of developing viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons.

CoC: Continuum of Care. A set of three competitively awarded programs administered by HUD to address the problems of homelessness in a comprehensive manner with other federal agencies. The Macon County Homeless Council is the designated planning body for HUD CoC programs in Macon County.

CPTED Program: Crime Prevention Through Environmental Design. CDBG-funded grant program providing funds for lighting and security improvements for qualified low-income owner-occupied residential applicants.

CSH: Corporation for Supportive Housing

DAR: Decatur Association of Realtors

DCEO: Illinois Department of Commerce and Economic Opportunity

DHA: Decatur Housing Authority

DJC: Decatur Jobs Council

DMCOC: Decatur Macon County Opportunities Corporation

Demolition Program: CDBG funded program serviced by Neighborhood Inspections staff that work closely with the Neighborhood Service Division to target and eventually demolish unsafe, abandoned structures in the City of Decatur.

EBL: Elevated Blood Lead Level. EBL is the level of lead in a child, aged six and under, of 10 or more micrograms in a deciliter of blood. Children identified with EBL are required to be monitored by the Health Department. Once an EBL child has been identified, the Health Department initiates a risk assessment to locate the presence of lead-based paint hazards in the home.

EDC: Decatur-Macon County Economic Development Corporation: A nonprofit public-private partnership responsible for non-retail business attraction, expansion and retention efforts in Decatur and Macon County. EDC is composed of a combination of leading private sector employers, labor, educational institutions and a variety of governmental bodies.

Emergency Rehabilitation Program: CDBG funded program that addresses life threatening, hazardous and/or unsanitary conditions for low- and moderate-income homeowners, e.g. unsafe furnace, electrical hazard, dangerous hot water heaters, etc.

Entitlement Grant: A grant in which funds are provided to specific grantees on the basis of a formula, prescribed in legislation or regulation, rather than on the basis of an individual project. The formula is usually based on such factors as population, enrollment, per-capita income, or a specific need. Applicants do not compete for these funds.

FHA: Federal Housing Authority

Fiscal Year: Financial reporting year for the City of Decatur beginning on January 1 and concluding on December 31 of the same year. The Federal fiscal reporting year for the City of Decatur begins May 1st and concludes on April 1 of the following calendar year.

Grantee: A person or organization that receives funding, property, or resources from a public or private source to further the goals and objectives of the source.

HASC: Historical and Architectural Sites Commission

HEARTH Act: The Helping Families Save Their Homes Act of 2009. The Hearth Act legislation reauthorized HUD's Continuum of Care homeless programs and expanded the definition of chronic homelessness.

Heritage: Heritage Behavioral Health Center. Heritage is the primary provider of housing and services to persons with mental and substance abuse disabilities in Decatur/Macon County. Heritage provides comprehensive community-based services to treat the most serious behavioral disorders, along with a wide variety of innovative outreach, crisis intervention and prevention services based in our schools and in our communities.

HOME: Home Investment Partnerships Program. Federal program created by the National Affordable Housing Act of 1990 (NAHA) and administered by HUD which provides decent affordable housing to lower-income households; expands the capacity of nonprofit housing providers; strengthens the ability of state and local governments to providing housing and leverages private-sector participation.

HOME-ARP: The American Recovery Plan (ARP) provided $5 billion for a new federal homelessness assistance and supportive services program: HOME for Homelessness Assistance and Supportive Services (HOME-ARP).

Homebuyer Program: HOME-funded program to help make home ownership affordable and possible for low income households. When identified as a high need in the Con Plan, the City partners with area banks to provide loan funds towards the purchase price of a home.

Homeowner Housing Rehabilitation Program: CDBG or HOME-funded program to continue improving existing housing conditions for low- and moderate-income homeowners. The program addresses codes and incipient code violations.

Homeward Bound: Homeward Bound program is a partnership of Decatur governmental units and service agencies, with Dove Inc. as the lead agency, developed to assist homeless individuals and families with transitional housing needs. The goal is to provide housing, counseling and training to participants, helping them to become self-sufficient and gainfully employed within 24 months or less. Homeward Bound receives annual funding from HUD through the CoC program.

HOPWA: Housing Opportunities for Persons with HIV/AIDS program. This HUD program provides housing assistance and related supportive services to eligible states and cities, which are encouraged to develop community-wide strategies and form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs.

HUD: U.S. Department of Housing & Urban Development

HUD-VASH Program: HUD-Veterans Affairs Supportive Housing voucher program. The 2008 Consolidated Appropriations Act enacted December 26, 2007, provided funding for the HUD - VASH program, which combines rental assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs at its medical centers and in the community.

ICF/DD: Intermediate Care Facilities/Developmental Disabilities. ICF is licensed facilities for 16 or fewer individuals, which provide 24-hour personal care and supportive services to developmentally disabled clients.

IDPH: Illinois Department of Public Health

IDOC: Illinois Department of Corrections

IHDA: Illinois Housing Development Authority

IHPA: Illinois Historic Preservation Agency

Indirect Costs: Any costs that are incurred as a result of grant award activities and that provide a benefit to the grant project, but that cannot be allocated directly to a grant. Indirect costs may

include costs relating to facilities, utilities, accounting and bookkeeping services, legal services, grant administration systems, procurement systems, general operating expenses, etc.

John Hills Target Area: Is an area which is bound by South Martin Luther King Jr. Drive and Fairview on the west, Wood Street on the north, the Cantrell Street on the south, and Jasper Street on the east. The area includes the low/moderate census tracts and is one of the older neighborhoods in the City. The identified area exhibits physical deterioration of residential units, public facilities/institutions, public infrastructure (such as: streets and sidewalks), and other commercial structures. Some properties have been abandoned. Several vacant lots exist due to the demolition of unsafe structures. The area has seen a decline in property values.

LIHEAP: Illinois Low Income Home Energy Assistance Program

Macon County Homeless Council Continuum of Care (CoC): The designated planning body for HUD CoC programs in Macon County. The Homeless Council is a collaborative effort of local entities: City of Decatur, Decatur Housing Authority, Community Investment Corporation of Decatur, Decatur-Macon County Opportunities Corporation, Dove Inc., Heritage Behavioral Health Center, Salvation Army, Decatur Public School, Macon-Piatt Regional Office of Education, Supportive Services for Veteran Families (SSVF), Crossing Healthcare, Baby Talk, God's Shelter of Love, HSHS St. Mary's Hospital, Department of Child and Family Services, Webster-Cantrell Youth Advocacy, and Millikin University. The group has designated Dove, Inc. as the lead agency. The Homeless Council has an advisory body that includes public and private entities that address homelessness along with individual citizens

MCHD: Macon County Health Department

MFI: Median Family Income. HUD uses Census estimates of median family income, with adjustments based on family size, to set income guidelines for many of its programs including CDBG and HOME.

MSA: Metropolitan statistical area. Geographic entity defined by the U.S. Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population, and of one or more counties.

NAACP: National Association for the Advancement of Colored People. This is a civil rights organization for ethnic minorities in the United States.

NAHA: National Affordable Housing Act of 1990. Enacted by Congress to authorize the HOME Investment Partnerships Program, the National Homeownership Trust program, and programs to amend and extend certain laws relating to housing, community, and neighborhood preservation and related programs.

Neighborhood Improvements Commission: A group comprised of landlords, neighborhood organizations and community at-large members to determine unmet needs that need to be addressed and recommended to City Council.

Neighborhood Services Division: Division within the Community Development Department responsible for administering the general CDBG, CDBG-CV, HOME-ARP, and HOME Programs and coordinating all related activities for Decatur.

Neighborhood Inspection Division: Division within the Community Development Department responsible for enforcing building code violations and overseeing the demolition of unsafe structures.

NMTC: New Markets Tax Credit Program. Federal program established in 2000 and administered by the U.S. Treasury Department which permits individual and corporate taxpayers to receive a credit against federal income taxes for making equity investments in investment vehicles known as Community Development Entities (CDEs).

Non-profit Subgrantee: Any private non-profit organization to which a grantee provides funds to carry out the eligible activities under the grant and which is accountable to the grantee for the use of funds provided.

PJ: Participating Jurisdiction: Any State or local government that HUD has designated to administer a HOME Program, e.g. the City of Decatur.

PI: Program Income. Monies received on an on-going basis from CDBG and HOME-funded activities, primarily from loan repayment.

PIT: Point in Time Study/Survey. Survey conducted on a designated 24-hour period in January (now annually) of all homeless persons in the community, both sheltered and non-sheltered. The results are used for planning purposes by homeless shelter and service providers and are a required part of CoC program applications.

Private non-profit organization: An organization described in 26 U.S.C. 501© that is exempt from taxation under subtitle A of the Internal Revenue Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance.

Public Hearing: Informational meetings publicized according to the Citizen Participation Plan, open to citizens at large to solicit comments regarding the Consolidated Plan, Annual Action Plan, and CAPER.

Public Information: Providing information and other resources to residents and Citizen organizations participating in the planning, implementation, or assessment of CDBG-assisted activities.

Recapture option: Is for HOME-assisted homebuyer units. The Participating Jurisdiction (PJ) recovers all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the qualified low-income family that purchased the unit for the duration of the affordability period.

Regeneration Area: Is an area which is bound by Oakland and Fairview on the west, Pershing on the north, the lake shore on the south, and runs in and out for the east side near 22nd and 27th. The area includes a majority of the low/moderate census tracts. Some of the oldest neighborhoods are in this area. The identified area exhibits physical deterioration of residential units, public facilities/institutions, public infrastructure (such as: streets and sidewalks), and other commercial and industrial structures. Some properties have been abandoned. A number of vacant lots exists due to the demolition of unsafe structures. The area has seen a decline in property values. This was a designated target area for the 2015-2019 Consolidated Plan.

Residential Rehabilitation Program: CDBG or HOME funded program that assists low- to moderate-moderate income homeowners with code improvements, accessibility improvements, and energy conversation improvements. The rehabilitated home will be in code compliance.

SAIL: Soyland Access to Independent Living

Section 108: Section 108 Loan Guarantee Program is a provision of the Community Development Block Grant (CDBG) program which provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

S+C: Shelter Plus Care. A HUD-funded and administered rental subsidy program targeted at the homeless. S+C is similar to Section 8, only with fewer restrictions and with required supportive services.

SHP: Supportive Housing Program. Administered by HUD and authorized under the McKinney-Vento Homeless Assistance Act of 1987. SHP is designed to promote, as part of a local Continuum of Care strategy, the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible.

Special Needs: Requirements made necessary by physical and/or mental challenges.

SRO: Single Room Occupancy. Single-room dwellings designed for the use of an individual that often do not contain food preparation or sanitary facilities. HUD administers an SRO program which provides Section 8 rental assistance for moderate rehabilitation of buildings with SRO units, and a public housing authority makes Section 8 rental assistance payments to the landlords for the homeless people who rent the rehabilitated units.

Subrecipient/Subgrantee: An entity (person or agency) that has a formal financial arrangement with the grantee to provide an integral part of the grant project.

Supportive Housing: housing with related supportive social services for the homeless and/or persons with disabilities.

TIF: Tax Increment Finance District. A tool used by municipalities for the redevelopment of a defined, blighted area by fostering the growth in the real property tax base through private and public reinvestment.

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