

CITY OF DECATUR, ILLINOIS



AMENDMENT

ANNUAL ACTION PLAN

PY 2023



PREPARED BY:

NEIGHBORHOOD REVITALIZATION DIVISION

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

ANNUAL ACTION PLAN
 PY 2023-2024
 TABLE OF CONTENTS

Executive Summary

| | |
|--|----|
| Introduction | 3 |
| Objectives and Outcomes | 4 |
| Citizen Participation | 6 |
| Summary of Public Comments | 6 |
| Summary of Views & Comments Not Accepted | 7 |
| Summary | 7 |
| Responsible Agency | 8 |
| Consultation | 10 |
| Expected Resources | 20 |
| Annual Goals and Objectives | 23 |
| Projects | 26 |
| Geographic Distributions | 33 |
| Affordable Housing | 35 |
| Public Housing | 37 |
| Homeless and Other Special Needs | 39 |
| Barriers to Affordable Housing | 43 |
| Other Actions | 45 |
| Program Specific Requirements | 49 |
| Attachment: Citizen Participation | 54 |

GRANTEE UNIQUE APPENDICES

| | |
|---------|---|
| A | Glossary |
| B | Broadband Map |
| C | Resale and Recapture Guidelines |
| D | January 2023 Point in Time Presentation |
| E | Decatur Impediments Report |
| F | Housing Study |
| G | Workforce Development Report |
| H | SF 424's and Certifications |

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, reviews housing supply, and identifies 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 Program Year (PY) 2023 Annual Action Plan is the fourth year of the Consolidated Plan FY2020-2024. PY 2023 runs from May 1, 2023, through April 30, 2024. The Annual Action Plan provides a summary of actions, activities, and programs that will take place during PY 2023 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 2023 allocation is \$1,319,714 in Community Development Block Grant (CDBG) funds and \$466,119 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 PY 2023, 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 way the City intends to address other areas covered in the Consolidated Plan including barriers to affordable housing, coordination of resources, and program monitoring.

The infusion of funds from the American Rescue Plan Act (ARPA) in 2023 will strengthen local initiatives to improve neighborhood safety, strengthen the housing market, and reduce vacancy. In 2022, Decatur received \$33,822,135 in ARPA funds, of which \$7 million was directed to the Neighborhood Revitalization Housing Initiative, leveraging HOME and CDGB funds.

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 will assist low-income families with housing rehabilitation, will address code issues, energy efficiency accessibility etc., Because of the timeliness of the American Rescue Plan Act Funding (ARPA) the City of Decatur is shifting focus to infrastructure and public facilities and improvements which could include but are not limited to sidewalks, placemaking, facility improvements, streets, sewers, etc. The city will also address code enforcement for a minimum of 200 units in the same census tracts. The City will continue addressing emergency life threatening situations or conditions that affect the health and safety of at least 23 homeowners through the Emergency Program. Homeowners may access the Emergency Program through a first-come first serve process. CDBG and HOME Residential Rehabilitation Programs are handled in a lottery process. 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 drawn from the box, selected homeowners are contacted, and appointments are scheduled for the homeowner to apply for assistance. Approximately 44 households are expected to receive assistance through CDBG and HOME residential Rehabilitation. The City will also be assisting homebuyers with downpayment assistance with the partnership of the Central Illinois Land Bank Authority (CILBA), local lending institutions and realtors. The expected outcomes will provide decent, safe, sanitary, and affordable housing, improve the quality of the living environment, and increase economic opportunity. When programs are available, a notice is provided to the public through various sources, including media releases and the City of Decatur website, agency meetings, and mailings. Several of the community's needs will continue being addressed using non-HUD funds, such as infrastructure improvements, crime prevention, education, training, housing, etc.

Through the Citizen Participation process, residents and organizations identify the needs and provide comments. The City of Decatur held a 30-day comment period from February 23, 2023, to March 24, 2023. A 2023 Action Plan public meeting was held Tuesday, March 14, 2023, at noon in the City Council Chamber of the Decatur Civic Center.

The City of Decatur held another 30-day comment period for the amendment from February 23, 2024, to March 25, 2024. A public hearing was held Friday March 15, 2024, at noon in the City Council Chamber of the Decatur Civic Center.

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 2022 Action Plan had several programs, but progress was limited due to vacancies of essential staff positions. Although vacancies were filled, and staff trained, progress of the rehabilitation of homeowner occupied properties was hindered due to the lack of qualified contractors in our area. Success was achieved in public service activities, economic development, and code enforcement. In 2022, approximately \$200,000 in CDBG funds, alongside general funds, were spent on code enforcement, resulting in 459 housing cases completed. Housing rehabilitation programs were funded through CDBG and HOME, assisting in total 23 households (22 emergency rehab and 1 HOME residential rehab). Successes achieved in leveraging CDBG/HOME funds include increasing capacity and efficacy for homeless service providers, resulting in declining rates of homelessness in the community. The homeless population declined from 135 individuals in 2020 to 110 in 2023.

Within the last several years, the City of Decatur received funding from the Illinois Housing Development Authority (IDHA). The City was awarded \$470,000 from IHDA for the Single-Family Rehabilitation Program, Round 3. The funds were to assist low-income homeowners with necessary improvements to stay in the home while maintaining affordability and while improving property in the neighborhoods. These funds have been used to assist three households with replacements of roofs. At the end of the program the city helped three homeowners with the replacement of their roof. IHDA awarded Decatur \$125,000 under the Strong Communities Program for the John Hills area for clean-up and revitalization of abandoned properties. The first residential rehabilitation under this program is expected to be complete in the beginning of PY 2023. Four demolitions of blighted vacant properties are in the preliminary stages of this program and are also expected to be complete in PY 2023. Regarding economic development efforts in these target neighborhoods, investment continues. Beginning in the fall of 2017, residents were invited to participate in community meetings for the development of a Community Revitalization Plan. Decatur's Neighborhood Revitalization Strategy was devised by the City leadership based on community input, identifying the need for a blend of rehabilitation and infrastructure improvements, as well as facilities improvements. ARPA funds in the amount of \$7 million are budgeted for investment in Owner-Occupied Rehab Program, Small Repair Program, Landlord/Tenant Rehab Program, and Abandonment to Rehab Program. These programs serve eligible residents in two target zones, located in central and north-central Decatur, where there is a concentration of vacant and substandard housing. The goals of the strategy are to combat population decline and high housing vacancy rates in certain parts of the City by coordinating investment geographically based on need. This project includes leverage from a generous donation of \$8 million from The Howard G. Buffett Foundation to support neighborhood redevelopment.

In 2019 and 2020, the City of Decatur received two allocations of the Community Development Block Grant (CDBG) funding under the Coronavirus Aid (CDBG-CV), Relief, and Economic Security (CARES) Act totaling \$1,292,894. The CDBG-CV and CDBG-CV3 funds are provided through the U.S. Department of Housing and Urban Development (HUD) and are to be solely used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Eligible activities may include public service, housing related activities, economic development activities, and planning and administration activities. The CDBG-CV3 funds may not be used to fund an activity which is to be funded by another federal, state, or local

program. Previously Funds were sub-contracted to the Community Investment Corporation of Decatur (CICD) and Dove Financial Assistance (DFA). CICD has utilized funds to provide assistance to small businesses, preserving 74 jobs, and DFA offered direct utility and rent assistance to 20 residents. These sub-grantees received a total of \$114,171.52. As a requirement of the funding opportunity, the City of Decatur amended the 2019 Annual Action Plan to reallocate the funding and hold a public hearing on the proposed changes. The City has reallocated \$900,000 of the funding into 3 new projects that help provide suitable outdoor space and increase the capacity and availability of daycare services.

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, mail, phone communication, fax, letters, Zoom meetings, Facebook, or e-mails. The City's comment period for the Action Plan began February 23, 2023, and ended March 24, 2023. A public meeting was held Tuesday March 14, 2023, at 12:00 noon. The City's comment period for the amendment to the Action Plan began February 23, 2024, and ended March 25, 2024. A public meeting was held Friday, March 15, 2024, at 12:00 noon. Residents had an opportunity to openly ask questions regarding the proposed 2023 Annual Action Plan at the meetings. The Draft 2023 Action Plan was available on the City of Decatur's website. Questions and comments were accepted by e-mail to: ActionPlan@decaturil.gov during the comment period. Written comments were to be submitted to: City of Decatur, Neighborhood Revitalization Division, Attention: Kirsten Born, 1 Gary K. Anderson Plaza, Decatur, Illinois 62523.

The City of Decatur's Citizen Participation plan is attached.

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 2023 Action Plan. Rehabilitation of homeowner occupied units through the Residential Rehabilitation and Emergency Programs, 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.

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

Residents and organizations are asked to provide input. The goal is to improve the community through program purposed project implementation based on the community need. No comments were received during the formal comment period. Comments gathered during focus group meetings have been taken into consideration when preparing for future activities.

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 the cost burden for owners and renters 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.

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 Revitalization Division |
| HOME Administrator | DECATUR | City of Decatur / Neighborhood Revitalization Division |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Decatur's Neighborhood Revitalization 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 2023 Action Plan were available for the public at the following locations:

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

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

City of Decatur's website: www.decaturil.gov.

Consolidated Plan Public Contact Information

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Decatur, IL 62523

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Kirsten Born, Senior Neighborhood Programs Specialist

City of Decatur – Neighborhood Revitalization Division

1 Gary K. Anderson Plaza

Decatur, IL 62523

217-424-2797

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

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 allows 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), Empowerment Opportunity Center (EOC) formerly known as 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 and correspondence. Community input for the 2023 Action Plan official comment period was held from February 23, 2023, until March 24, 2023. Comments are allowed 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(I))

Staff focused 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: 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 more. During the development of the 2020-2024 Consolidated Plan the participants' areas of interest included: housing, education, economic development/employment, 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 do 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? Discussions included, "Can 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?

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 Revitalization Division, Decatur Housing Authority (DHA), Empowerment Opportunity Center formerly DMCO, 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, 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 people 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. 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.

With HOME-ARP funding, the City of Decatur has entered into an agreement with DOVE, Inc. to acquire a nursing home. The nursing home will be rehabilitated and will be used as permanent and transitional housing. HOME-ARP will also help fund supportive services for this project.

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).

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 has 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 ESG program is handled by DOVE, Inc. The City and the CoC continue to work closely.

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

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. |
| 2 | Agency/Group/Organization | Decatur Housing Authority |
| | Agency/Group/Organization Type | Housing PHA |
| | 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 | 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 discussions included housing counseling, small business assistance utilizing Revolving Loan Funds and other federal funds, and as a member of the CoC. The organization provided residents and businesses with information that assisted them during the ongoing Pandemic. The organization owns housing which houses low-income or no-income residents. This building was initially renovated using IHDA funds. |
| 5 | Agency/Group/Organization | Workforce Investment Solutions |
| | Agency/Group/Organization Type | Services- Education Services- Employment Other government – County Business and Civic Leaders |
| | 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 agency was consulted through an in-person meeting. In attendance were individuals who are a part of the apprenticeship program. The purpose was to follow their journey through the workforce ecosystem which includes gaps they experienced in the program. Two major gaps were transportation and childcare availability. |
| 6 | 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 |
| | 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. |

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

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

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 residents and organizations over the last few years to identify needs in the community. The community meetings, the public meetings, zoom meetings, one-on-one consultations, and surveys have provided identified needs, objectives, and goals for the City for the next several years.

Although the formal comment period for the plan ended, the Neighborhood Revitalization 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.decaturl.gov/>

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 be 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 2023 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 Revitalization Division, Economic and 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 public notification in the Decatur Tribune, 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 was held on Tuesday March 14, 2023, at 12:00 noon in the Decatur Civic Center, City Council Chamber, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Citizens were encouraged to comment on the 2023 Action Plan from February 23, 2023, through March 24, 2023. The public meeting for the amendment was held on Friday, March 15, 2024, at 12:00 noon in the Decatur Civic Center, City Council Chamber, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Citizens were encouraged to comment on the amendment to the 2023 Action Plan from February 23, 2024, through March 25, 2024.

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 | The meeting, in the Council Chamber, was held March 14, 2023, at 12:00 p.m. (noon) Doors were open 15 minutes prior to the meeting. The information was available on the City's website, in a local newspaper, and shared by press release. | No responses | N/A | N/A |

| 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) |
|------------|------------------|------------------------------|---|--|--|---------------------|
| 2 | Public Meeting | Non-targeted/broad community | <p>The following meetings were held regarding the Jasper Street Corridor:</p> <p>-9/29/2022: First Focus Group Meeting 3:00p -4:30p</p> <p>First Steering Committee Meeting 5:30p -7:00p</p> <p>-10/20/2022 Jasper Street Fest – Kickoff</p> <p>-11/17/2022 Steering Committee Meeting</p> <p>-2/16/2023 Steering Committee Meeting 5:30p – 7:00p</p> | <p>Public comments reflected the following needs:</p> <ul style="list-style-type: none"> - gathering spaces for families including pocket parks and recreational spaces - Placemaking including improved look and public Art - Attraction of new residents - supportive services for new businesses - cleanup of neighborhoods to rid the blight - traffic reconfiguration to slow traffic and make it safer | N/A | N/A |

| 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) |
|------------|------------------|------------------------------|--|--|--|---------------------|
| 3 | Public Meeting | Minority Small Businesses | The meeting was held in March of 2023 with a purpose to see what needs there were for small business funding. There were over 30 small businesses were in attendance | -lack of skilled employees - space for business location -funding assistance | N/A | N/A |
| 4 | Public Meeting | Non-targeted/broad community | The meeting, in the Council Chamber, was held March 15, 2024, at 12:00 p.m. (noon) Doors were open 15 minutes prior to the meeting. The information was available on the City's website, and in a local newspaper. | | | |

Table 4 – Citizen Participation Outreach

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 2023 has been identified as \$1,319,714. The HOME Investment Partnership (HOME) allocation for 2023 is \$466,119.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 4 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Admin and Planning Code Enforcement Housing | 1,319,714 | 0 | 1,374,390 | 2,694,104 | 3,994,104 | The allocated funds will be used for activities identified in the Consolidated Plan. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 4 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Homeowner rehab New construction for ownership Admin and planning | 466,119 | 161,381 | 1,586,670 | 2,214,170 | 2,542,789 | 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 is utilizing private funds, IHDA HOME funds, LIHTC funds, and the City of Decatur HOME funds.

In the HOME Investment Partnership Program, the City of Decatur historically was required to provide a match in private funds or donations of 12.5 % for every HOME dollar expended. However, since PY 2020, no match has been required for HOME funds.

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

In FY 2022, the City of Decatur purchased a former nursing home. The city in partnership with the Community of Care (CoC) and local nonprofits will create 8 to 12 units of permanent and transitional housing using HOME-ARP funding.

Discussion

The 2023 Action Plan projects, programs, and activities to be HUD funded are identified in the AP-20 Section, Annual Goals and Objectives. No comments were received regarding the 2023 Action Plan proposed expenditures.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

| 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 | Housing | CDBG: \$1,049,390 HOME: 900,655 | Homeowner Housing Rehabilitated: 42 Household Housing Units |
| 2 | OH 2: Emergency Low Income Homeowner Assistance | 2020 | 2024 | Affordable Housing | City of Decatur | Housing | CDBG: \$75,000 | Homeowner Housing Rehabilitated: 12 Household Housing Unit |
| 3 | OH 4: Low-income Affordable Home Ownership | 2020 | 2024 | Affordable Housing | City of Decatur | Housing | HOME: \$320,035 | Homeowner Housing Added: 1 Household Housing Unit |
| 4 | PA: Planning and Administration | 2020 | 2024 | Administration | City of Decatur | Planning and Administration (P/A) | CDBG: \$263,925 HOME: \$92,548 | Other: 1 Other |
| 5 | CD: Code Enforcement | 2020 | 2024 | Affordable Housing Sustainability of Housing | City of Decatur Johns Hill Revitalization Area | Housing | CDBG: \$214,429 | Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|--|--|---|-----------------|--|
| 6 | OH 1: Housing Rehabilitation Delivery | 2020 | 2024 | Affordable Housing | City of Decatur | Housing Planning and Administration (P/A) | CDBG: \$250,000 | Other: 1 Other |
| 7 | I-1: Public Facilities & Improvements | 2020 | 2024 | Infrastructure Improvements | Opportunity zone Johns Hill Revitalization Area | Public Improvements/facilities | CDBG: 641,360 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted |
| 8 | OH: First-time Homebuyer Financial Assistance | 2020 | 2024 | Affordable Housing | City of Decatur | Housing | HOME: 312,844 | Homeowner Housing Added: 15 Household Housing Units |
| 9 | ED: Economic Development | 2020 | 2024 | Non-Housing Community Development | City of Decatur | Economic Development | CDBG: 150,000 | Other: 1 Other |
| 10 | SN-1: Supportive Housing | 2020 | 2024 | Non-Homeless Special Needs Supportive Housing for persons with special needs | City of Decatur | Housing Planning and Administration (P/A) | HOME: \$426,707 | Rental units constructed: 5 Household Housing Unit |

Goals Summary Information

Table 6 – Goals Summary

Estimate the number of extremely low-income, and moderate-income families whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

It is estimated that 41 extremely low-income, low-income, and moderate income families will be provided affordable housing as defined by HOME 91.215(b).

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 HOME funds. HOME PI is estimated to be \$161,381 with 10% (\$16,138) withheld for administration. The estimated balance will be utilized for rehabilitation. We have set a goal of 44 homeowners to be assisted with HOME funds. |
| 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 \$6,000.00. 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 8 housing units with the 2023 funds. |
| 3 | Goal Name | OH 4: Low-income Affordable Home Ownership |
| | Goal Description | The funds are reserved for Community Housing Development Organizations (CHDO) to renovate existing housing. The CHDO would correct any code deficiencies, incorporate, or improve energy conservation, and may provide homeowner accessibility improvements. The housing unit would be sold to a qualified low-income household. Currently, the City of Decatur does not have a certified CHDO with a project. |

| | | |
|---|-------------------------|---|
| 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 regarding environmental, fair housing, labor requirements, Section 3 requirements, and more. The HOME Administration is limited to 10% of the allocation or \$46,612 plus 10% of the Program Income. Program Income for 2023 is estimated at \$161,381. The estimated 10% allowed for HOME administration is \$16,138. CDBG Administration is allowed up to 20% of the annual allocation or \$263,943. |
| 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 blighted areas of the community. This should improve or help to maintain the safety and quality of life in the Decatur community. The funding amount is \$214,429. |
| 6 | Goal Name | OH 1: Housing Rehabilitation Project Costs |
| | Goal Description | This goal supports the rehabilitation of homeowner occupied residential units, public facilities, public improvements, and emergency projects in the City. |
| 7 | Goal Name | I-1: Public Facilities & Improvements |
| | Goal Description | Improvements made to infrastructure such as sidewalks, facilities, placemaking, streets, sewers, etc. in low to moderate census tracts. |

| | | |
|----|-------------------------|---|
| 8 | Goal Name | OH: Homebuyer Financial Assistance |
| | Goal Description | <p><u>Objective Owner Housing: Provide financial assistance to low-income homebuyers.</u></p> <p>While there are other financial programs to assist low-income first-time homebuyers in Decatur, funds are often depleted well before the need is met and they are only offered in conjunction with specified financial institutions. The City’s Homebuyer Program has the added benefits of requiring full health and safety code compliance and mitigation of lead paint hazards thereby improving the affordable housing stock, all while requiring the purchaser to complete a HUD – certified counseling program. Along with counseling services related to homeownership addressing the issues above, it is crucial for homebuyers/owners to have a comprehensive understanding of credit and the impact credit has for potential and current homeowner lending options as well as long term financial sustainability for the overall homeowner management.</p> <p><u>Actions planned to address this objective:</u> The City of Decatur’s Homebuyer Program. The City of Decatur will provide down payment assistance to qualified low-income, first-time homebuyers. This program will be citywide with potential emphasis in target areas. The City of Decatur will work with local lenders, Central Illinois Land Bank Authority (CILBA) and realtors to create and market a successful program.</p> |
| 9 | Goal Name | Façade Improvements |
| | Goal Description | Match program to assist businesses in the Jasper Street Corridor with exterior improvements. |
| 10 | Goal Name | SN-1: Supportive Housing |
| | Goal Description | Supportive housing for persons with disabilities. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2020-2024 Consolidated Plan process identified dangerous, unfit housing stock to be a challenge. Rehabilitation assistance is essential to the livability and affordability of housing in the City. 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 City is constantly looking for additional grants or foundation dollars to assist with rehabilitation improvements for homeowners. The City was awarded \$400,000 from IHDA for the Home Repair and Accessibility Program (HRAP). The funds are to assist low-income and very low-income homeowners with health, safety, and energy-efficiency home repairs and accessibility improvements. IHDA awarded Decatur \$125,000 under the Strong Communities Program (SCP) for the John Hills area for clean-up and revitalization of abandoned properties. The first residential rehabilitation under this program is expected to be complete in the beginning of PY 2023. Four demolitions of blighted vacant properties are in the preliminary stages of this program.

The City was awarded American Rescue Plan (ARP) HOME funds in the amount of \$1,497,384. The HOME-ARP funds must be used for individuals or families from qualifying populations. The City received approval of their allocation plan in September of 2022. In FY 2022, the City of Decatur purchased a former nursing home. In PY 2023 The City in partnership with the Community of Care (CoC) and local non-profits will create permanent and transitional housing using HOME-ARP funding.

In 2019 and 2020, the City of Decatur received two allocations of the Community Development Block Grant (CDBG) funding under the Coronavirus Aid (CDBG-CV), Relief, and Economic Security (CARES) Act totaling \$1,292,894. Eligible activities may include public service, housing related activities, economic development activities, and planning and administration activities. Previously Funds were sub-contracted to the Community Investment Corporation of Decatur (CICD) and Dove Financial Assistance (DFA). CICD has utilized funds to provide assistance to small businesses, preserving 74 jobs, and DFA offered direct utility and rent assistance to 20 residents. These sub-grantees received a total of \$114,171.52. As a requirement of the funding opportunity, the City of Decatur amended the 2019 Annual Action Plan to reallocate the funding. The City reallocated \$900,000 of the funding into 3 new projects that help provide suitable outdoor space and increase the capacity and availability of daycare services.

In PY 2023, CDBG funds will be utilized for 23 emergency rehabilitations of homeowner occupied housing. CDBG and HOME rehabilitation programs will assist approximately 44 homeowners. Code Enforcement

identifies housing code/property issues.

Seven million dollars in ARPA funds will be allocated toward improving neighborhood and housing conditions for populations impacted by the COVID-19 Pandemic, defined by the U.S. Treasury as those making at or below 65% AMI. Decatur will use these funds to combat vacancies and blight in qualified areas primarily located in the city's core. Programs will include the Owner-Occupied Rehabilitation Program, Small HOME Repair Program, Landlord/Tenant Rehabilitation Program, and Abandonment to Rehab Program. The goals of these programs are to stabilize housing markets and heighten property values in the city, without displacing residents, and re-envision Decatur's urban core as a viable, mixed-income community.

Projects

| # | Project Name |
|----|---|
| 1 | 2023 HOME Residential Rehabilitation Programs |
| 2 | 2023 CDBG Emergency Program |
| 3 | 2023 CHDO Reserve |
| 4 | General Administration |
| 5 | 2023 Code Enforcement |
| 6 | Rehabilitation Project Delivery 2023 |
| 7 | Public Improvements |
| 8 | Homebuyer Financial Assistance |
| 9 | Façade Improvement |
| 10 | Supportive Housing |

Table 7 - Project Information

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

As identified in the 2020-2024 Consolidated Plan, the City will continue to partner with schools, agencies, workforce development agencies, and employers to address the needs and training requirements for potential workforce. The pandemic created even more barriers for residents to secure or maintain safe and affordable housing. Housing rehabilitation targets homeowners with code issues and provides a tool to address the resident's need.

Property maintenance was already a challenge for many low-income homeowners prior to today's heightened affordability crisis. 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. Investment is critical to the health and safety of residents, the financial well-being of homeowners, and the prevention of more significant disrepair and vacancies down the road.

AP-38 Project Summary
Project Summary Information

| | | |
|---------------------------|--|---|
| 1 | Project Name | 2023 CDBG and HOME Residential Rehabilitation Programs |
| | Target Area | City of Decatur; Johns Hill Revitalization Area |
| | Goals Supported | OH: Low Income Homeowner Rehabilitation |
| | Needs Addressed | Housing |
| | Funding | CDBG: 1,049,390 HOME: 900,655 |
| | Description | This program will provide home rehabilitation assistance to low-income homeowners who are occupants. The rehabilitation program will address code deficiencies, accessibility, lead, and energy efficient mechanical improvements or replacements. A minimum of 44 units will be rehabilitated with the CDBG and HOME funds. This goal includes the use of 161,381 in HOME program income along with the regular allocation of entitlement funding. |
| | Target Date | 4/28/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 44 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 if needed in the homes of low/moderate income homeowners. | |
| 2 | Project Name | 2023 CDBG Emergency Program |
| | Target Area | City of Decatur |
| | Goals Supported | OH 2: Emergency Low Income Homeowner Assistance |
| | Needs Addressed | Housing |
| | Funding | CDBG: \$75,000 |
| | 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. |
| | Target Date | 4/28/2025 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 23 low- and mod-income households will be assisted. |
| | 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 \$6,000 per housing unit. |
| 3 | Project Name | 2023 CHDO Reserve |
| | Target Area | City of Decatur |
| | Goals Supported | OH 4: Low-income Affordable Home Ownership |
| | Needs Addressed | Housing |
| | Funding | HOME: \$320,035 |
| | Description | These funds will be made available to assist a Community Housing Development Organization (CHDO) with the development of an affordable housing unit for an LMI household. The CHDO project will include 4 substantially rehabilitated housing unit for low-income homebuyer. |
| | Target Date | 4/28/2025 |
| | 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 four substantially rehabilitated housing units for low-income homebuyers. |
| | 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 four homes 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: 263925 HOME: \$92,548 |
| | 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. |
| | Target Date | 4/28/2024 |
| | 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. This includes carryover funds that the City of Decatur intends to include in a substantial amendment to our 2020-2024 Consolidated Plan. |
| 5 | Project Name | 2023 Code Enforcement |
| | Target Area | City of Decatur |
| | Goals Supported | CD: Code Enforcement |
| | Needs Addressed | Housing |
| | Funding | CDBG: \$214,429 |
| | 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. This includes carryover funds. |
| | Target Date | 4/28/2024 |

| | | |
|---|--|---|
| | 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. |
| | 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 | Rehabilitation Project Delivery 2023 |
| | 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: \$250,000 |
| | Description | The activity supports the rehabilitation of homeowner occupied residential units, public facilities, public improvements, and emergency projects in the City. The accomplishment of the goal will be reflected in the completed activities. |
| | Target Date | 4/28/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | The number of families assisted will be reported in the completed activities. |
| | 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 if needed, public facilities, public improvements, and emergency projects in the City. |
| | Project Name | Public Improvements |

| | | |
|---|--|---|
| 7 | Target Area | City of Decatur; Johns Hill Revitalization Area |
| | Goals Supported | I-1 Public Improvements |
| | Needs Addressed | Public Improvements/Facilities |
| | Funding | CDBG: \$641,360 |
| | Description | Improvements made to infrastructure such as sidewalks, placemaking, public facilities, streets, sewers, etc. in low to moderate census tracts. |
| | Target Date | 4/28/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Public Facility or Infrastructure Activities LOW/MOD Public Facilities Improvements Benefit |
| | Location Description | This project occurs citywide, but priority may be given to locations within the low-income census tracks |
| | Planned Activities | Funding to improve and create destination opportunities located on the Jasper Street Corridor. This could include but is not limited to Sidewalks, lighting, resurfacing of lots, placemaking, etc. |
| | Planned Activities | Assistance to individuals re-entering the workforce. This includes but is not limited to stipends, childcare, transportation, and other needs that hinder gainful employment. |
| 9 | Project Name | Homebuyer Financial Assistance |
| | Target Area | City of Decatur |
| | Goals Supported | OH: homebuyer financial assistance |
| | Needs Addressed | Housing |
| | Funding | HOME: \$312,844 |
| | Description | The City of Decatur will provide down payment assistance to qualified low-income, homebuyers. |
| | Target Date | 4/28/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Homeowner Housing Added: 15 Household Housing Units |

| | | |
|--|-----------------------------|--|
| | Location Description | This project occurs citywide, but priority may be given to locations within the low-income census tracts |
| | Planned Activities | Down Payment assistance for pre-qualified homebuyers. The City of Decatur will work with local lenders, Central Illinois Land Bank Authority (CILBA) and realtors to create and market a successful program. |

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 including emergency and residential rehabilitation will be used city-wide. The ARPA-funded Neighborhood Revitalization Housing Initiative will include owner-occupied and rental rehabilitation, small repair, and abandonment to rehab, focused on areas of the city with high rates of city-owned property, vacancies, and code violations. Target areas include Old Kings Orchard, Johns Hill, Near East Side, and Millikin Heights, among other low-income, aging neighborhoods. Decatur’s Opportunity Zone encompasses most of the target neighborhoods, identifies as those with low-mod census tracts, aging infrastructure and housing, high vacancy rates, and high numbers of industrial businesses. Entitlement-funded activities will take place in low-to-moderate income communities, to meet the program’s national objectives. CDBG/HOME funds will finance code enforcement and housing rehabilitation benefit low to moderate income households.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------------------|----------------------------|
| City of Decatur | 25 |
| Johns Hill Revitalization Area | 75 |

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 of the Johns Hill area has been expanded to include the Jasper Street Corridor. In the Summer of 2020, the Howard G. Buffett Foundation pledged an \$8 million commitment. This is in addition to the \$2 million provided in April 2020 for the support of the first phase of revitalization where abandoned houses in the twenty-four-block area were demolished. 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 structures 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. Investment is critical to the 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 | 8 |
| Non-Homeless | 15 |
| Special-Needs | 10 |
| Total | 33 |

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 | 18 |
| Rehab of Existing Units | 15 |
| Acquisition of Existing Units | 0 |
| Total | 33 |

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 the Emergency Program, HOME residential rehabilitation program, and CHDO Reserve. The community identified a higher need for improved residential units for special need tenants. **The estimated number of homeowners assisted with emergency and residential rehabilitation is: 8 for emergencies, and 6 for HOME residential rehabilitation.**

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.

P-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 the 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 1242 Housing Choice Vouchers (HCVs), totaling 1923 units/vouchers. DHA's Public Housing program consists of 478 units owned and managed by DHA, and 203 units in a mixed finance developed owned and managed 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. DHA owned units were 94% occupied, with a wait list of approximately 555 households.

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. and the project is currently underway. The DHA will enter into 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.

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. 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.

DHA leadership has indicated that low occupancy of public housing units in privately owned and managed mixed finance developments may hinder performance. To increase the occupancy, the owner may need to access local, state, or federal funds to make the units suitable for residency. DHA continues to work with HUD, the property owners, investors, and property managers to increase occupancy at the mixed finance property and make vacant units ready for occupancy. Additionally, DHA is investigating means for acquisition of these properties and installation of new management.

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 Coordinator 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 people. Homeward Bound was established over 20 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), Empowerment Opportunity Center (EOC) formerly known as DMCOOC, 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, Baby Talk, 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 and 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 addictions, HIV/AIDS as public housing residents exist regarding the ability to have safe affordable housing options. 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. This may include linking the individual to the United Way for a ramp, to EOC for weatherization or power bill assistance, to CICD for credit counseling, DFA program formerly known as the 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. These are 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 as Post-Traumatic Stress Disorder (PTSD), mental illness, physical disability, intellectual disability, substance abuse, brain injury, and domestic violence. The January 2023 Point in Time (PIT) data revealed that the homeless population increased from 93 in 2022 to 110 in 2023; however, despite growth in the past year, the overall homeless population has shown a significant decline over the past decade, a trend which

continues.

Describe the jurisdiction's 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 people's needs. The City will continue to support the Continuum of Care Point in Time. The city will continue coordination with the homeless service providers and other organizations to educate 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, Empowerment Opportunity Center (EOC), Voucher Program, Salvation Army, and Water Street Mission by participating in meetings and activities of the Macon County Continuum of Care.

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 (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, Empowerment Opportunity Center (EOC) recently created a new program that will specifically target this demographic by partnering with a local hotel to house individuals in need overnight. The Salvation Army 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, childcare 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, Empowerment Opportunity Center, 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. This approach will also assist veterans, parolees, and those with disabilities. The COC has developed a

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 life skills development for improved quality of life and success in all areas through the participation in the Continuum of Care.

Discussion

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, stations, 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 having 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 has experienced 12 consecutive months of homelessness OR 4 times in the past 3 years with each episode of homelessness totaling at least 12 months. Each episode of homelessness would have been at least 15 days long.

Grantee unique appendices includes the 2023 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 improvements to zoning provided changes to allow for creative development and provide incentives to provide affordable housing. In 2019, 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, 2017 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 has been demonstrated over 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 in both residential areas and commercial/retail areas, such as: Wabash Crossing and Downtown Decatur.

The City is in the process of streamlining and simplifying building codes, zoning codes, and land-use policies. Assessment of zoning and land-use policy are being reviewed to ensure the policies are not creating barriers. The City continues to reach out to the public, agencies, institutions, and businesses to ensure barriers are being addressed or removed.

Beginning in 2020, the City of Decatur initiated a housing study to capture the most recent picture of the housing in the community. This study was completed in December of 2021 by Teska Associates, Inc. Utilizing public datasets, real estate data, and community input, the study identified multiple barriers to accessing high quality, affordable housing in the City. These impediments include: 1) the preponderance of aged housing stock that is typically too expensive for residents to rehabilitate; 2) the lack of affordable

rental units; 3) under- and un-banking in the community; 4) challenges among HCV holders in finding suitable housing; 5) low resident confidence in the local housing market and poor perceptions of certain City neighborhoods; 6) the widespread availability of existing (relatively) low-cost housing that dissuades private new development; and 7) depressed wages and incomes that diminish residents' ability to pay for high quality housing. These findings demonstrate the need to funnel CDBG/HOME dollars into housing repair and development programs, to meet local needs for housing improvement that cannot be financed by existing residents and private developers. Additionally, the report calls for investment in CoC and public service activities (childcare and transportation) to reduce economic burdens and increase access to opportunities for gainful employment. Lastly, impediments to fair housing could be mitigated by investing in tenant and landlord training and residents' sense of ownership and confidence in the housing market could be restored inexpensively via placemaking activities.

Discussion:

The expiration of eviction and foreclosure moratorium put in place at the onset of the COVID-19 Pandemic puts many of Decatur's low-income residents at an increased risk of homelessness or housing instability. To mitigate the impact of these expirations, the community's local agency, DOVE, Inc., has reported the agency had received extra funding for Rapid Rehousing. The challenge with some landlords is that many are unwilling to rent to individuals who lack income. The Rapid Rehousing program will allow the payment of rent for up to 18 months. After 18 months, the tenant must pay their own rent.

Empowerment Opportunity Center (EOC) formerly DMCO, another agency, continues to advocate and educate landlords. EOC tries to bring more landlords and more housing units into the Rapid Rehousing Program. The City continues to have ongoing dialog with landlords within the community.

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. The City was awarded \$400,000 from IHDA for the Home Repair and Accessibility Program (HRAP). The funds are to assist low-income and very low-income homeowners with health, safety, and energy-efficiency home repairs and accessibility improvements. IHDA awarded Decatur \$125,000 under the Strong Communities Program (SCP) for the John Hills area for clean-up and revitalization of abandoned properties. The first residential rehabilitation under this program is expected to be complete in the beginning of PY 2023. Four demolitions of blighted vacant properties are in the preliminary stages of this program.

The City was awarded American Rescue Plan (ARP) HOME 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 include a veteran family member that meet the federal established criteria. The City received approval of their allocation plan in September of 2022. In FY 2022, the City of Decatur purchased a former nursing home. In PY 2023 The City in partnership with the Community of Care (CoC) and local nonprofits to create permanent transitional housing using HOME-ARP funding.

In 2019 and 2020, the City of Decatur received two allocations of the Community Development Block Grant (CDBG) funding under the Coronavirus Aid (CDBG-CV), Relief, and Economic Security (CARES) Act totaling \$1,292,894. The CDBG-CV and CDBG-CV3 funds are provided through the U.S. Department of Housing and Urban Development (HUD) and are to be solely used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Eligible activities may include public service, housing related activities, economic development activities, and planning and administration activities. The CDBG-CV3 funds may not be used to fund an activity which is to be funded by another federal, state, or local program. Previously Funds were sub-contracted to the Community Investment Corporation of Decatur (CICD) and Dove Financial Assistance (DFA). CICD has utilized funds to aid small businesses, preserving 74 jobs, and DFA offered direct utility and rent assistance to 20 residents. These sub-grantees received a total of \$114,171.52. As a requirement of the funding opportunity, the City of Decatur amended the 2019 Annual Action Plan to reallocate the funding and hold a public hearing on the proposed changes. The City reallocated \$900,000 of the funding into 3 new projects that help provide suitable outdoor space and increase the capacity and availability of daycare services.

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. 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 a 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 continued to look for funding opportunities 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 paint. 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 Revitalization Division will ensure that staff understands and complies with HUD's lead-based paint regulation. All Neighborhood Revitalization staff have been trained in lead-based paint practices.
- 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 for 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 stronger citizenry and more stable neighborhoods. The City will support and encourage agency collaboration to address these challenges.

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, last issued in 2010.
- 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), Empowerment Opportunity Center (EOC), 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, safe, 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 Economic and 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 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 Decatur residents to eliminate unwanted items in the neighborhoods and their homes. During PY 2023 the City may provide two City-Wide Clean-ups at the Decatur Civic Center parking lot. Each event provides a period when residents may bring items to deposit in available dumpsters at no costs. The City may also provide 7 neighborhood specific clean ups. This allows residents in specific neighborhoods to place items on the boulevard for curbside pickup at no cost to the homeowner. The event helps to prevent the illegal dumping of furniture, tires, mattresses, and more.

Program Specific Requirements

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

Introduction:

CDBG does not require a 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(I)(1)

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

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

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.

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 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 unit subsidy amount established under 92.250. The City will consider 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 Revitalization 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 a 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.

A copy of the Recapture/Resale Provisions is included in the grantee's unique appendices.

Attachments