

CITY OF NAPERVILLE

*Scott Wehli, Mayor*

COMMUNITY SERVICES  
DEPARTMENT

2024 CDBG  
ANNUAL  
ACTION PLAN  
(YEAR 5)



# Executive Summary

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

### 1. Introduction

The City of Naperville is a Community Development Block Grant (CDBG) entitlement community as defined by Title I of the Housing and Community Development Act of 1974. Naperville receives an annual block grant that can be used to address critical and unmet community needs, including housing rehabilitation, public facilities, infrastructure, economic development and public services. Grants are allocated by the U.S. Department of Housing and Urban Development (HUD) on a formula basis. This Annual Action Plan (AAP or "Plan") describes the programs that will be funded with CDBG funds during the 2024 Program Year, which will run from April 1, 2024 to March 31, 2025.

Naperville is a member of the DuPage County Consortium which includes DuPage County, Downers Grove and Wheaton. DuPage County is the lead agency for the Consortium. In 2020, Naperville worked with DuPage County to complete a five-year Consolidated Plan for Program Years 2020-2024, beginning April 1, 2020 and ending March 31, 2025. The Consolidated Plan assessed the City's affordable housing, homeless and non-housing community development needs and market conditions, set goals and objectives, and developed funding priorities for CDBG programs. The 2024 Annual Action Plan will be completed by the City of Naperville and covers the fifth year of the Consolidated Plan period, which will run from April 1, 2024 to March 31, 2025.

### 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.

In Program Year 2024, the City of Naperville will fund a total of 14 CDBG projects, including grant administration expenses. The final awards are based on an estimated PY 2024 allocation of \$535,000. The projects reflect the City's commitment to preserving and increasing affordable housing options for its most vulnerable residents. Projects include:

1. Assuring quality affordable housing and social services for people with disabilities
2. Rehabilitation of housing for homeless youth
3. Rehabilitation of transitional housing for homeless families
4. Rehabilitation of affordable housing for seniors
5. Financial assistance to prevent at-risk families from becoming homeless

6. Housing counseling for low and moderate income residents
7. Public services for formerly chronically homeless individuals in supportive housing
8. Accessibility improvements for public facilities
9. Continuation of our single-family home repair program for eligible low and moderate income households

### **3. Evaluation of past performance**

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

The CDBG Program provides an extraordinary benefit to the City of Naperville and the City is committed to executing our program in full compliance with all HUD regulations and requirements. In PY 2023 (April 1, 2023 – March 31, 2024), the City allocated \$522,742 in regular entitlement funding, completed projects and activities for previous program years, maintained a timeliness ratio less than 1.5 times its annual grant allocation and continued to complete the allocation and award of \$1,340,693 in special funding to address COVID-19. The City expects to complete all outstanding projects addressing COVID-19 and previous program years by the end of 2024. A major accomplishment was the launch of our Single Family Home Repair program, a program originally prioritized in PY19 and postponed through the pandemic. The program is currently assisting 3 households and filling a significant gap in our community.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Citizen Participation Process is conducted according to public participation policies and procedures detailed in the City's CDBG Standard Procedures manual. The process includes a minimum of two public meetings/hearings and a public comment period for citizens to provide feedback on proposed plans. This year, a public meeting/information session took place in City Council Chambers on September 14, 2023 announcing a call for projects for the PY 2024 CDBG Program Year and providing information on the application process, anticipated funds available, eligible activities and estimated benefit to low and moderate income persons. Public notice of the call for projects was published in the [Naperville Sun](#) on September 15, 2023. A public comment period on the development of the PY 2024 Annual Action Plan will begin on Friday, January 5, 2024, concluding on Tuesday, February 6, 2024, with a public hearing at the regularly scheduled City Council meeting, held on the same evening.

### **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.

TBA

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

TBA

**7. Summary**

The Citizen Participation Process is conducted according to public participation policies and procedures detailed in the City’s CDBG Standard Procedures manual. The process includes a minimum of two public meetings/hearings and a public comment period for citizens to provide feedback on proposed plans. This year, a public meeting/information session took place in City Council Chambers on September 14, 2023 announcing a call for projects for the PY 2024 CDBG Program Year and providing information on the application process, anticipated funds available, eligible activities and estimated benefit to low and moderate income persons. Public notice of the call for projects was published in the [Naperville Sun](#) on September 15, 2023. A public comment period on the development of the PY 2024 Annual Action Plan will begin on Friday, January 5, 2024, concluding on Tuesday, February 6, 2024, with a public hearing at the regularly scheduled City Council meeting, held on the same evening.

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

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

The following are the agencies/entities 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	NAPERVILLE	Community Grants/Community Services Department

**Table 1 – Responsible Agencies**

**Narrative**

**Naperville Role:** The City of Naperville is a Community Development Block Grant (CDBG) entitlement community as defined by Title I of the Housing and Community Development Act of 1974. This means that Naperville is eligible to receive an annual grant that can be used to address critical and unmet community needs, including those for housing rehabilitation, public facilities, infrastructure, economic development and public services. The CDBG Program is administered by the U.S. Department of Housing and Urban Development (HUD), which allocates CDBG funds annually on a formula basis. Counties and entitlement municipalities are required to submit a Consolidated Plan (ConPlan) every five years.

The City of Naperville Community Services Department has full responsibility for implementing Naperville’s CDBG program, including administering all grants, preparing the Naperville sections of the Consolidated Plan (ConPlan) and preparing Naperville’s Annual Action Plan (AAP).

The ConPlan analyzes affordable housing and community development needs and market conditions and uses the data to develop five-year funding priorities for CDBG and other federal programs. Naperville’s ConPlan includes its own housing market analysis and needs assessment, analysis of non-housing community development needs and strategic plan. The AAP outlines the actions, activities and programs that the City will undertake during each program year to address the ConPlan priorities and goals. The AAP explains how these projects will move the goals of the ConPlan forward. The Community Services Department works closely with other City departments and commissions, including the City

Manager’s Office (Diversity, Equity and Inclusion Manager); the Human Rights and Fair Housing Commission; Transportation, Engineering and Development (TED) Business Group; Department of Public Works and Finance Department to prepare both the ConPlan and AAP.

**DuPage County Role:** DuPage County is the Lead Agency of the DuPage County HOME Consortium. Naperville is a Participating Jurisdiction in the Consortium. As Lead Agency, the Consortium is responsible for administration of HOME funds available to DuPage County and the Participating Jurisdictions. Membership in the HOME Consortium allows Naperville access to HOME funding that can be used to finance affordable housing projects that are not eligible for CDBG funding. DuPage County is also responsible for submitting the ConPlan and AAP on behalf of all members of the Consortium.

In addition to Naperville and DuPage County, the DuPage County HOME Consortium also includes the municipalities of Downers Grove and Wheaton. The three municipalities all qualify as entitlement communities for the CDBG Program, but Wheaton and Downers Grove are joint recipients with DuPage County while Naperville receives its own CDBG allocation.

### **Consolidated Plan Public Contact Information**

#### **Naperville - Community Development Block Grant (CDBG) Program**

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#### **DuPage County-DuPage HOME Consortium**

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

### **1. Introduction**

As part of its Citizen Participation Plan, Naperville holds public meetings to discuss the priorities and procedures of the CDBG program. The Pre-Application Workshop meeting for the PY 2024 Call for Projects was held on September 14, 2023 and preliminary information on CDBG was provided to all attendees. Public notice of the Call for Projects was then published in the Naperville Sun on September 15, 2023 and information was published to the City of Naperville website and emailed to previous and prospective applicants. Additional information on the Pre-Application Workshop, public comment period and public hearing is provided in **AP-12, Citizen Participation**. The draft PY 2024 Annual Action Plan will be released for public comment on Friday, January 5, 2024. The public comment period will conclude on Tuesday, February 6, 2024 with a public hearing at the City Council meeting beginning at 7:00 p.m.

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

Naperville maintains close contact with its CDBG grantees and the broader network of non-profit agencies serving Naperville residents. Social service providers are utilized for referrals and information for residents. Our Community Grants office maintains close contact through the continual monitoring of our CDBG program, and our additional city grant programs that comprise a comprehensive funding, referral and networking pipeline to assist residents of Naperville. In the past year, the City convened mental health and social service public and private entities for targeted planning efforts to impact youth mental health in Naperville and to create plans for coordination of care and services for migrant arrivals and other emergency planning. These meetings have enhanced coordination of care in Naperville. The City has also maintained phone, video and in-person meetings with all grant recipients and applicants and continued to review applications and reports submitted by agencies to ensure broad, effective and coordinated community impact, the efficient use of funding resources and non-duplication of services.

The City of Naperville consulted with DuPage County and other municipalities through its membership in the HOME Advisory Group and the DuPage Continuum of Care (DuPage CoC). The HOME Advisory Group advises the County on the use of HOME funds for affordable housing; the Continuum of Care is a coalition of public and private agencies which develops strategies to meet the needs of persons who are homeless in DuPage County.

**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 Naperville is a member of the DuPage County Continuum of Care (DuPage CoC), composed of public and private agencies charged with meeting the housing, health, and social service needs of the chronically homeless, families with children, veterans and other homeless populations. The long-term mission of the DuPage CoC is to develop and support effective strategies to end homelessness in DuPage County. The DuPage County Department of Community Services is the lead agency for the DuPage CoC.

City staff works closely with subrecipients and grantees to implement Continuum of Care goals, including homelessness prevention, outreach, rapid rehousing, maintaining/increasing affordable housing, providing supportive services and moving towards self-sufficiency. The City directly funds emergency rent/utility assistance; transitional housing for individuals and families; transitional housing for victims of domestic violence; outreach, counseling and transitional housing for youth; transitional housing and counseling for individuals recovering from substance abuse; permanent housing for formerly chronically homeless individuals; affordable rental housing rehabilitation; and a wide variety of supportive services including mental health counseling, substance abuse prevention, food assistance and employment counseling.

**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 of Naperville does not receive ESG funds, but does provide feedback and assistance with the development of performance standards, evaluation, and development of policies and procedures for HMIS administration through its participation in the DuPage CoC.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	360 Youth Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Inclusion of housing and social service needs of unaccompanied youth in funding programs.
2	<b>Agency/Group/Organization</b>	BRIDGE COMMUNITIES, INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Focus group to discuss needs/recommend strategies for improved homeless housing and services.
3	<b>Agency/Group/Organization</b>	Career and Networking Center
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of employment services.

5	<b>Agency/Group/Organization</b>	DuPage PADS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meetings - provide information. Funding of services for chronically homeless, shelter services and management and rehab of permanent supportive housing.
6	<b>Agency/Group/Organization</b>	DuPage Senior Citizens Council
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services - Food Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Services - Elderly
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of Meals-On-Wheels, food services, and repair services for seniors.
7	<b>Agency/Group/Organization</b>	Riverwalk Adult Day Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Elderly

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of services for elderly persons.
8	<b>Agency/Group/Organization</b>	Family Shelter Service
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services - Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of services for domestic violence victims.
9	<b>Agency/Group/Organization</b>	ILLINOIS INDEPENDENT LIVING CENTER, KATHARINE MANOR APARTMENTS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Services - Persons with Disabilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Funding of capital improvements for housing for persons with disabilities.
10	<b>Agency/Group/Organization</b>	Kids Above All (formerly ChildServ)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Capital improvement and social service funding for abused, neglected youth.
11	<b>Agency/Group/Organization</b>	LOAVES & FISHES COMMUNITY PANTRY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Food Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy Homelessness prevention - Emergency services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Institutional coordination. Funding for homelessness prevention, food assistance and emergency services.
12	<b>Agency/Group/Organization</b>	Naperville Elderly Homes
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Elderly Housing and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email consultation on project and application assistance. Capital funding of housing and services for low-income elderly.
13	<b>Agency/Group/Organization</b>	Sanjeevani 4 U
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-Health Services - minority women

	<b>What section of the Plan was addressed by Consultation?</b>	Public Services - Minority Women
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of domestic violence/mental health services for Asian-American women.
14	<b>Agency/Group/Organization</b>	RAY GRAHAM ASSOCIATION FOR PEOPLE WITH DISABILITIES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Housing and Services for Adults with Disabilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of capital improvements for housing of persons with disabilities.
15	<b>Agency/Group/Organization</b>	SENIOR HOME SHARING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Housing and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding for services for elderly persons in shared housing.
17	<b>Agency/Group/Organization</b>	Turning Pointe Autism Foundation
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for adults with disabilities.
18	<b>Agency/Group/Organization</b>	YMCA of Metropolitan Chicago
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of after-school services to low-income children.
19	<b>Agency/Group/Organization</b>	UCP Seguin Services, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Funding of housing and services for adults with cerebral palsy.
20	<b>Agency/Group/Organization</b>	LITTLE FRIENDS, INC
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for adults with disabilities.



23	<b>Agency/Group/Organization</b>	Samaritan Interfaith Counseling
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Mental Health
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Health
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Funding of mental health services for seniors.
24	<b>Agency/Group/Organization</b>	TEEN PARENT CONNECTION
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Young Parents
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Services - Youth and Families
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Funding of services to young parents and families.
25	<b>Agency/Group/Organization</b>	Project HELP
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services - Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Coordination of services for families.
26	<b>Agency/Group/Organization</b>	KidsMatter
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for youth.
29	<b>Agency/Group/Organization</b>	DUPAGE COUNTY COMMUNITY SERVICES DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Housing Programs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussion on use of CDBG funds, CDBG programs, improved coordination of CDBG planning activities.
30	<b>Agency/Group/Organization</b>	HOME Advisory Group
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monthly meeting of members of the DuPage County HOME Consortium. Exchange information and adopt changes to HOME/CDBG programs and policies, when necessary.

31	<b>Agency/Group/Organization</b>	HOPE Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordination on implementation of Analysis of Impediments to Fair Housing Choice.
32	<b>Agency/Group/Organization</b>	Evergreen Real Estate Group
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Affordable Housing Developer Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation on redevelopment and improvements to low-income senior housing.
33	<b>Agency/Group/Organization</b>	CITY OF AURORA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual public meeting - providing information. Review Annual Action Plan. Provide notice of public meetings and availability of draft plans.

34	<b>Agency/Group/Organization</b>	Continuum of Care Agencies
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings - provide information. Funding to agencies for homeless housing and services in coordination with CoC strategies.
35	<b>Agency/Group/Organization</b>	Housing Advisory Commission
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Commission meetings - provide information. Planning and implementation of fair and affordable housing strategies.
36	<b>Agency/Group/Organization</b>	Senior Task Force
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Housing and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Task Force meetings. Planning for senior housing and services.

37	<b>Agency/Group/Organization</b>	Naperville Development Partnership
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings. Strategies for small business assistance.
38	<b>Agency/Group/Organization</b>	Naperville Area Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings. Strategies for small business assistance.
39	<b>Agency/Group/Organization</b>	City of Naperville Department of Public Works
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings. Planning for public improvements in low-moderate income neighborhoods and ADA accessibility on public property.
40	<b>Agency/Group/Organization</b>	City of Naperville TED Business Group
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings. Planning for housing and community development strategies.
41	<b>Agency/Group/Organization</b>	CHAD IL
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings. Planning for acquisition of single-family homes for affordable rental housing.
42	<b>Agency/Group/Organization</b>	Chicago Metropolitan Agency for Planning (CMAP)
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Affordable Housing Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings. Development of affordable housing strategies.

43	<b>Agency/Group/Organization</b>	Indian Prairie Educational Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Funding of educational services to low and moderate income families in District 204 schools.
44	<b>Agency/Group/Organization</b>	DuPage Health Coalition
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Healthcare for low income
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Funding of healthcare services to low and moderate income families.
45	<b>Agency/Group/Organization</b>	Metropolitan Asian Family Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Food Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Services - Elderly
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding of meal delivery and mental health services for seniors.



46	<b>Agency/Group/Organization</b>	Alive NaperBridge
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for youth.
47	<b>Agency/Group/Organization</b>	Community Access Naperville
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for children and adults with disabilities.
48	<b>Agency/Group/Organization</b>	NAPERVILLE HERITAGE SOCIETY
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Consultation on ADA accessibility on public property.
49	<b>Agency/Group/Organization</b>	Ride Assist Naperville (RAN)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Transportation for Seniors

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for seniors in Naperville.
50	<b>Agency/Group/Organization</b>	WDSRA (Western DuPage Special Recreation Association)
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Additional services for children and adults with disabilities.
51	<b>Agency/Group/Organization</b>	Path to Recovery Foundation
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Substance use support Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Services - Substance use support
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - provide information. Local funding for services for adults recovering from substance abuse and their family members.
52	<b>Agency/Group/Organization</b>	DuPage Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting attendance, continued consultation

53	<b>Agency/Group/Organization</b>	REBUILDING TOGETHER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting - consultation and subrecipient administering City of Naperville single family home repair program
54	<b>Agency/Group/Organization</b>	COMMUNITY SERVICE COUNCIL OF NORTHERN WILL COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Meeting - housing counseling services for Naperville residents residing in Will County

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

All relevant agencies with a local presence were consulted.

**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	DuPage Continuum of Care	Needs Assessment/Goals and Objectives

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

N/A

## **AP-12 Participation - 91.401, 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**

The City of Naperville encourages residents, public service organizations, and other interested parties to participate in the development of the Consolidated Plan and Annual Action Plans by attending public meetings and public hearings held at various stages of plan development.

The City of Naperville opened its public participation process for the 2024 Annual Action Plan with the Pre-Application Workshop held on September 14, 2023 at the Naperville Municipal Center in City Council Chambers. Preliminary information on the CDBG Program was provided to 35 attendees, including a review of the City priorities and application process, anticipated funds available, eligible activities and estimated benefit to low- and moderate-income persons. On September 15, 2023, public notice of the call for projects was published in the [Naperville Sun](#) and the meeting materials and presentation slides were posted on the City of Naperville website and additionally emailed to area non-profit organizations and public entities. City staff was available to answer questions and provide consultation on projects and technical assistance prior to the CDBG application deadline on October 27, 2023.

Applications for CDBG projects were reviewed and selected for funding and inclusion in the Annual Action Plan by a committee comprised of citizen members of the City of Naperville Senior Task Force, Accessible Community Task Force, Human Rights & Fair Housing Commission and our Sustainability Manager.

A notice announcing the public comment period and public hearing for the City's Annual Action Plan will be published in the [Naperville Sun](#) by January 5, 2024. The notice will include the date, time and location of the public hearing, dates of the public comment period, public review locations and information on how to submit comments. The draft Program Year 2024 Annual Action Plan will be posted on the City of Naperville website, <http://www.naperville.il.us>, and at three Naperville Public Library locations January 5, 2024 to February 6, 2024. Copies will also be available by mail, email or pick-up by contacting the Community Services Department.

A public hearing to receive citizen comments on the plan will take place at the regularly scheduled City Council meeting on Tuesday, February 6, 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	A total of 35 people participated in the public meeting/information session on September 14, 2023.	Attendees commented on the priorities and asked questions regarding programs, evaluation criteria and application submission.	All questions were answered in as much detail as possible. No comments or questions were declined.	
2	Public Comment Period	Non-targeted/broad community	A notice announcing the public comment period and public hearing for the City's Annual Action Plan will be published in the Naperville Sun by January 5, 2024. The Program Year 2024 Annual Action Plan will be posted on the City of Naperville website, <a href="http://www.naperville.il.us">http://www.naperville.il.us</a> and at three Naperville public library locations from January 5, 2024 to February 6, 2024.	TBA	TBA	

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 Hearing	Non-targeted/broad community	A public hearing to hear citizen comments on the Program Year 2024 Annual Action Plan will be held at the regularly scheduled City Council meeting on Tuesday, February 6, 2024.	TBA	TBA	
4	Newspaper Ad	Non-targeted/broad community	A public notice announcing the open call for projects for the CDBG Program Year 2024 was published in the Naperville Sun on September 15, 2023. City staff was available to answer additional questions and provide technical assistance prior to the CDBG application deadline on October 27, 2023.	Applying organizations asked questions regarding programs, evaluation criteria and application submission.	All questions were answered in as much detail as possible. No comments or questions were declined.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Naperville expects to receive approximately \$535,000 in Community Development Block Grant (CDBG) funds for Program Year 2024 (April 1, 2024 - March 31, 2025). The City has elected not to include any prior year funds as anticipated resources and does not anticipate receiving any Program Income. Several PY 2020, 2021, 2022 and 2023 activities are still underway making final budget numbers unavailable at this time.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	535,000	0	0	535,000	1,130,146	2024 estimated CDBG allocation plus 2019-2023 prior year resources allocated and not yet expended.

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**

To receive CDBG funds from the City of Naperville, local non-profit organizations must submit a detailed application demonstrating that the project will meet a national objective of the CDBG program, meet the criteria for eligible activities and meet at least one priority of the PY 2020 – PY 2024 Consolidated Plan. Although there are no specific matching requirements for CDBG-funded projects, project evaluation criteria also include the extent to which CDBG funds are leveraged against other funds.

CDBG subgrantees make use of a wide variety of state, local, corporate, foundation and private funding sources in addition to CDBG and other federal funds. State and locally-administered funding programs include the Emergency Food and Shelter Program, Community-Based Residential Program, Community Integrated Living Arrangements (CILA) Program, Community Care Program, Home Care Services Program and Domestic Violence Program. Other important and frequently used funding sources include foundation grants, United Way grants, and corporate and individual donations.

The City of Naperville’s Social Services Grant (SSG) Program is an important local funding source leveraging CDBG resources. An annual allocation from proceeds of the City’s Food and Beverage Tax is used to fund the SSG which provides direct grants to social service organizations that assist Naperville residents. Grants may be used for program costs, salaries, supplies and materials. The call for projects for the SSG occurs near the CDBG call for projects and the applications and evaluation criteria are similar. Applications for SSG funding that meet CDBG requirements may be funded under that program depending on funding availability. Social service providers may receive both SSG funding for social services programs and CDBG funding for related capital improvements. Examples include Bridge Communities, Inc. for transitional housing services to homeless families, DuPage PADS for services to homeless individuals in shelters and in permanent supportive housing, Loaves & Fishes Community Services for homelessness prevention and food assistance and Little Friends, Inc. and Ray Graham Association for housing and supportive services for adults with disabilities.

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

Based on recommendations in the City's 2017 Analysis of Impediments to Fair Housing Choice (AI), the City conducted a review of vacant, municipal-owned properties to determine if any were suitable for affordable housing development. A 6.1 acre plot at 103rd Street and Route 59 was identified as potential location for an affordable housing development for seniors and persons with intellectual and developmental disabilities (IDD). The City released a Request for Proposals (RFP) due in December 2021. Four proposals were evaluated by a committee

including representatives of the City's Human Rights and Fair Housing Commission, Senior Task Force and Accessible Community Task Force. Gorman & Company, LLC was selected as developer. The City Council adopted a resolution authorizing execution of the major business term agreement in September 2022. The development is currently securing other IHDA and other funding for completion of the project, which will be affordable housing for senior citizens and developmentally disabled populations.

## Discussion

HUD NOTICE CPD-21-02, issued February 8, 2021, "Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2021" instructs grantees not to submit their Consolidated Plan and/or Annual Action Plan until after HUD announces the Program Year formula allocation amounts. This notice remains in effect.

Since Naperville's Program Year 2024 grant allocation was unknown when the Annual Action Plan was being developed, the City uses an estimated amount of \$535,000 and includes contingency provisions in case the final allocation amount is different than the estimated amount. Naperville's submitted plan will be adjusted to reflect the actual allocation amount. In the meantime, the contingency provisions shown below will be used to develop the draft plan presented for public comment.

- 1) **Final grant allocation exceeds \$535,000**: If the final grant allocation exceeds \$535,000, the City will undertake the following change(s) in proposed activities:
  1. Add additional funding for CDBG-eligible public services activities (a) Loaves & Fishes CARES Emergency Financial Assistance Program and (b) DuPage PADS Olympus Place Supportive Housing Program, with total public service costs to remain within the 15% HUD cap on public service activities;
  2. Add funding for fair housing activities (subject to planning and administration cap);
  3. Add funding for infrastructure and facility improvement projects located in low and moderate-income concentration areas (based on census tract block group data), infrastructure improvement/housing rehabilitation projects targeted to low and moderate-income single-family homeowners or rental properties occupied by a minimum of 51% low and moderate-income residents, or barrier removal/ADA compliance projects in City-owned properties. These projects will be managed by the following City departments: Transportation, Engineering & Development Business Group (TED), Department of Public Works (DPW) and/or the Community Services Department (CSD);

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

**Pre-Award Cost Waiver:** In addition to the guidance on submitting Consolidated Plans and Annual Action Plans, NOTICE CPD-19-01 included a waiver of 24 CFR 470.200(h), the section that specifies the situations under which a grantee may incur costs prior to the effective date of its grant agreement. Sections V.8.2 and V.8.3 of the Notice state that the effective date of a grantee's grant agreement will be considered to be the earlier of either the grantee's program year start date or the date that the consolidated plan/action plan (with actual allocation amounts) is received by HUD. If the City of Naperville decides to use the waiver, the City will document in writing the conditions giving rise to the need to use the waiver, and maintain the documentation for HUD's review. The City of Naperville will include any activity for which the costs are being incurred in its AAP prior to the costs being incurred.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2020	2024	Affordable Housing	City of Naperville	Housing	CDBG: \$117,000	Rental units rehabilitated: 222 Household Housing Unit
2	Affordable Owner-Occupied Housing	2020	2024	Affordable Housing	City of Naperville	Housing	CDBG: \$21,750	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Homeless Housing and Supportive Services	2020	2024	Homeless	City of Naperville	Extremely Low-Income, At-Risk, and Homeless Hhlds.	CDBG: \$106,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 39 Households Assisted
4	Special Needs Housing and Supportive Services	2020	2024	Non-Homeless Special Needs	City of Naperville	Housing	CDBG: \$85,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
5	Non-Housing Community Development: Accessibility	2020	2024	Non-Housing Community Development	City of Naperville	Non-Housing Community Development Needs	CDBG: \$5,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5200 Persons Assisted
6	Non-Housing Community Development: Homeless	2020	2024	Non-Housing Community Development	City of Naperville	Extremely Low-Income, At-Risk, and Homeless Hhlds.	CDBG: \$60,000	Public service activities for Low/Moderate Income Housing Benefit: 45 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Non-Housing Community Development: Pub. Facilities	2020	2024	Non-Housing Community Development	City of Naperville	Non-Housing Community Development Needs	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 288 Persons Assisted
8	Non-Housing Community Development: Pub. Services	2020	2024	Non-Housing Community Development	City of Naperville	Non-Housing Community Development Needs	CDBG: \$20,250	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
9	Administration & Planning	2020	2024	Planning & Administration	City of Naperville	Extremely Low-Income, At-Risk, and Homeless Hhlds. Housing Non-Housing Community Development Needs	CDBG: \$95,000	Other: 2 Other

Table 6 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Rental Housing
	<b>Goal Description</b>	<p><b><i>To preserve and increase the quality and availability of affordable rental housing through rehabilitation, acquisition and construction.</i></b></p> <p>A total of \$117,000 will be used to rehabilitate affordable multi-family rental housing:</p> <p><i>Illinois Independent Living Center (Katharine Manor Apartments)</i> - \$30,000 will be used to rehabilitate the parking lot for safety, accessibility and elimination of water pooling at Katharine Manor Apartments (1141 Iroquois, Naperville, IL) a 32-unit apartment building providing affordable, accessible housing to low and moderate income disabled homeowners and renters.</p> <p><i>Naperville Elderly Homes, Inc. (Martin Avenue Apartments)</i>– \$87,000 will be used to repair building masonry at Martin Avenue Apartments (310 West Martin Avenue, Naperville, IL), a 190-unit apartment complex providing affordable rental housing for low and moderate income seniors.</p>
2	<b>Goal Name</b>	Affordable Owner-Occupied Housing
	<b>Goal Description</b>	<p><b><i>To preserve and increase the quality and availability of affordable owner-occupied housing through rehabilitation and other assistance.</i></b></p> <p>A total of \$21,750 will be used to rehabilitate owner-occupied eligible homes in the City of Naperville.</p> <p><i>Rebuilding Together Aurora</i> - \$21,750 will be used to rehabilitate 10 owner-occupied single family homes within the municipal boundaries of the City of Naperville. CDBG-funded eligible homes will be occupied by low and moderate income residents who are elderly or disabled and requiring home modifications and/or repairs they are unable to perform on their own due to financial or physical constraints.</p>

3	<b>Goal Name</b>	Homeless Housing and Supportive Services
	<b>Goal Description</b>	<p><b><i>To support essential services, facility improvements and facility development to enable homeless and at-risk persons to access suitable living environments.</i></b></p> <p>A total of \$106,000 will be used to rehabilitate existing units as transitional housing for homeless families and individuals:</p> <p><i>Bridge Communities, Inc.</i> – \$90,000 will be used to completely rehabilitate 2 units in a 6 unit transitional housing building located at 1330 Crab Apple Court, Naperville, IL by replacing cabinetry and countertops in the kitchens, replacing the flooring throughout each unit and closet doors, replacing tile and fixtures in the bathrooms and repainting each unit. These improvements will maintain these units as quality, affordable transitional housing for homeless and at-risk families.</p> <p><i>360 Youth Services</i> – \$16,000 will be used to rehabilitate the Cornerstone Group Home for Boys, providing emergency housing for 8 boys ages 13-17 who are homeless and wards of the state. Carpeting and flooring will be replaced throughout the facility. Improvements will maintain this facility as quality, affordable emergency housing for homeless and at-risk youth.</p>
4	<b>Goal Name</b>	Special Needs Housing and Supportive Services
	<b>Goal Description</b>	<p><b><i>To support essential services and facility improvements to enable persons with special needs to access suitable living environments.</i></b></p> <p>A total of \$85,000 will be used to rehabilitate facilities providing services and affordable, accessible rental housing to low and moderate income people with disabilities:</p> <p><i>Little Friends, Inc.</i> – \$35,000 will be used to rehabilitate a Community Integrated Living Arrangement (CILA) duplex housing 4 adults with disabilities. The home, located at 947-949 N. Brainard St. Naperville, IL, will be rehabilitated by replacing the roof, repairing the front stoop and walk, and remodeling the bathrooms for ADA compliance. The home will be retained as affordable, accessible housing for adults with disabilities.</p> <p><i>Ray Graham Association</i> - \$50,000 will be used to assist in the remodeling of a CILA housing 6 adults with disabilities. The home, located at 52 Starling Lane, Naperville, IL, will be rehabilitated by remodeling the basement common area to create one additional bedroom, allowing each resident to have their own room, and to be retained as affordable, accessible housing for adults with disabilities.</p>



5	<b>Goal Name</b>	Non-Housing Community Development: Accessibility
	<b>Goal Description</b>	<i>To enhance the accessibility of public facilities by eliminating architectural barriers and ensure ADA compliance.</i> Naperville Heritage Society - \$5,000 will be used to install an ADA accessible tri-level water bottle filling and fountain station on the museum campus.
6	<b>Goal Name</b>	Non-Housing Community Development: Homeless
	<b>Goal Description</b>	<i>To reduce the incidence of poverty and homelessness by providing public services to prevent homelessness and assist homeless and at-risk persons to become self-sufficient.</i> Loaves & Fishes CARES Program - \$60,000 will be used for homelessness prevention through temporary rent and utility assistance, and counseling services benefiting approximately 45 households.
7	<b>Goal Name</b>	Non-Housing Community Development: Pub. Facilities
	<b>Goal Description</b>	<i>To maintain a viable and sustainable urban community through needed public facility improvements.</i> YMCA of Metropolitan Chicago - \$25,000 will be used to improve the playground at the Fry Family YMCA, located at 2120 95th Street. Improvements will increase ADA access through installation of a ramp and new accessible play structures and resurface the area for enhanced accessibility.

8	<b>Goal Name</b>	Non-Housing Community Development: Pub. Services
	<b>Goal Description</b>	<p><b><i>To assist low-income households and reduce the incidence of poverty by providing public services to enhance life skills and self-sufficiency.</i></b></p> <p>A total of \$20,250 will be used to enhance self-sufficiency for low income households.</p> <p>DuPage <i>PADS Olympus Place Housing Program</i> - \$17,000 will be used for on-site services to approximately 10-20 formerly chronically homeless persons now living in permanent supportive housing at 5 Olympus Place Drive, Naperville, IL.</p> <p><i>Community Service Council of Northern Will County</i> - \$3,250 will be used to provide housing counseling to low and moderate income Naperville residents in Will County. Housing counseling will focus on mortgage default/foreclosure prevention, rental eviction counseling, rental counseling to renters and landlords, financial literacy education and pre-purchase counseling for first-time homebuyers.</p>
9	<b>Goal Name</b>	Administration & Planning
	<b>Goal Description</b>	<p>A total of \$95,000 will be used to fund administration and planning activities of the Program Year 2024 Community Development Block Grant (CDBG) Program, including \$55,000 for PY 2024 grant administration and \$40,000 for completion of a Fair Housing Impediments Assessment in preparation for the development of the 2025-2029 Consolidated Plan.</p>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

#	Project Name
1	360 Youth Services-Cornerstone Group Home
2	Bridge Communities-Rehabilitation of Transitional Housing Apartment Units
3	Community Service Council of Northern Will County-Housing Counseling
4	DuPage PADS-Olympus Place Permanent Supportive Housing
5	Illinois Independent Living Center-Parking Lot Resurfacing
6	Little Friends-Group Home Renovations
7	Loaves & Fishes Community Services-Emergency Assistance Program
8	Naperville Elderly Homes-Structural Restoration of Building Exterior
9	Naperville Heritage Society-ADA Accessible Water Fountain
10	Ray Graham Association-Starling Basement Remodel
11	Rebuilding Together Aurora-Safe at Home Single Family Home Rehabilitation
12	YMCA of Metro Chicago-Accessible Play Structures at Fry YMCA Playground
13	City of Naperville-Fair Housing Impediments Analysis
14	City of Naperville-Grant Administration

**Table 7 – Project Information**

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

The City of Naperville completed two major planning projects in PY 2020 that impacted the choice of programs to be funded: First, the City adopted a new Consolidated Plan to guide investment of CDBG funds from PY 2020 – PY 2024. The plan included priorities, goals and objectives based on data analysis, and collaboration and consultation with key stakeholders representing Naperville's low and moderate-income residents. Second, as part of the City's implementation of the 2017 Analysis of Impediments to Fair Housing Choice (AI) the City adopted a Work Plan based on recommendations included in the Housing Needs Assessment and Affordable Housing Action Plan. Through implementation of these plans, the City hopes to preserve its existing affordable housing stock while increasing the overall affordable stock, despite limited availability of vacant land and high land/housing prices. The projects funded in PY2024 continue to build on the implementation of the Consolidated Plan and AI/Affordable Housing Work Plans. All proposed projects were reviewed and approved by a Reviewer Team comprised of volunteer members of the City of Naperville's Senior Task Force, Accessible Community Task Force and Human Rights & Fair Housing Commission, as well as our Sustainability Manager to ensure the projects reflect the City's overall priorities and goals. All projects meet the national objectives of the CDBG program and are designed to address the needs of low and moderate income Naperville residents.



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	360 Youth Services-Cornerstone Group Home
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Homeless Housing and Supportive Services
	<b>Needs Addressed</b>	Housing Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	\$16,000 will be used to rehabilitate the Cornerstone Group Home for Boys, providing emergency housing for 8 boys ages 13-17 who are homeless and wards of the state. Carpeting and flooring will be replaced throughout the facility. Improvements will maintain this facility as quality, affordable emergency housing for homeless and at-risk youth.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low and very low income homeless youth
	<b>Location Description</b>	Location is confidential
	<b>Planned Activities</b>	Replace carpeting and flooring will be replaced throughout the facility
2	<b>Project Name</b>	Bridge Communities-Rehabilitation of Transitional Housing Apartment Units
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Homeless Housing and Supportive Services
	<b>Needs Addressed</b>	Housing Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	\$90,000 will be used to completely rehabilitate 2 units in a 6 unit transitional housing building located at 1330 Crab Apple Court, Naperville, IL by replacing cabinetry and countertops in the kitchens, replacing the flooring throughout each unit and closet doors, replacing tile and fixtures in the bathrooms and repainting each unit. These improvements will maintain these units as quality, affordable transitional housing for homeless and at-risk families.
	<b>Target Date</b>	3/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	31 extremely low and low income homeless families
	<b>Location Description</b>	1330 Crab Apple Court, Naperville, IL
	<b>Planned Activities</b>	Completely rehabilitate 2 units, replacing cabinetry and countertops in the kitchens, replacing the flooring throughout each unit and closet doors, replacing tile and fixtures in the bathrooms and repainting each unit. These improvements will maintain these units as quality, affordable transitional housing for homeless and at-risk families.
<b>3</b>	<b>Project Name</b>	Community Service Council of Northern Will County-Housing Counseling
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Non-Housing Community Development: Pub. Services
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$3,250
	<b>Description</b>	\$3,250 will be used to provide housing counseling to low and moderate income Naperville residents in Will County. Housing counseling will focus on mortgage default/foreclosure prevention, rental eviction counseling, rental counseling to renters and landlords, financial literacy education and pre-purchase counseling to first-time homebuyers.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low and moderate income households
	<b>Location Description</b>	440 Quadrangle Dr. Suite C, Bolingbrook, IL 60440
	<b>Planned Activities</b>	Housing counseling will be provided to low and moderate income Naperville residents in Will County. Housing counseling will focus on mortgage default/foreclosure prevention, rental eviction counseling, rental counseling to renters and landlords, financial literacy education and pre-purchase counseling to first-time homebuyers.
<b>4</b>	<b>Project Name</b>	DuPage PADS-Olympus Place Permanent Supportive Housing
	<b>Target Area</b>	City of Naperville

	<b>Goals Supported</b>	Non-Housing Community Development: Pub. Services
	<b>Needs Addressed</b>	Non-Housing Community Development Needs Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	\$17,000 will be used for on-site services to approximately 10-20 formerly chronically homeless persons now living in permanent supportive housing at 5 Olympus Place Drive, Naperville, IL.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 extremely low and low income residents of permanent supportive housing
	<b>Location Description</b>	5 Olympus Place, Naperville, IL
	<b>Planned Activities</b>	Provision of on-site supportive services to approximately 10-20 formerly chronically homeless persons now living in permanent supportive housing at 5 Olympus Place Drive, Naperville, IL.
5	<b>Project Name</b>	Illinois Independent Living Center-Parking Lot Resurfacing
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Affordable Rental Housing
	<b>Needs Addressed</b>	Housing Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	\$30,000 will be used to rehabilitate the parking lot for safety, accessibility, and elimination of water pooling at Katharine Manor Apartments (1141 Iroquois, Naperville, IL) a 32-unit apartment building providing affordable, accessible housing to low and moderate-income disabled homeowners and renters.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	32 extremely low and low income households consisting of 1 or 2 persons, at least 1 of whom has severe physical disabilities
	<b>Location Description</b>	1141 Iroquois Ave., Naperville, IL



	<b>Planned Activities</b>	Rehabilitate the parking lot for safety, accessibility, and elimination of water pooling at Katharine Manor Apartments a 32-unit apartment building providing affordable, accessible housing to low and moderate-income disabled homeowners and renters.
<b>6</b>	<b>Project Name</b>	Little Friends-Group Home Renovations
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Special Needs Housing and Supportive Services
	<b>Needs Addressed</b>	Housing Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	\$35,000 will be used to rehabilitate a Community Integrated Living Arrangement (CILA) duplex housing 4 adults with disabilities. The home, located at 947-949 N. Brainard St. Naperville, IL, will be rehabilitated by replacing the roof, repairing the front stoop and walk, and remodeling the bathrooms for ADA compliance. The home will be retained as affordable, accessible housing for adults with disabilities.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 adults with disabilities
	<b>Location Description</b>	947-949 N. Brainard St. Naperville, IL
	<b>Planned Activities</b>	Rehabilitate a Community Integrated Living Arrangement (CILA) duplex housing 4 adults with disabilities. The home, located at 947-949 N. Brainard St. Naperville, IL, will be rehabilitated by replacing the roof, repairing the front stoop and walk, and remodeling the bathrooms for ADA compliance. The home will be retained as affordable, accessible housing for adults with disabilities.
<b>7</b>	<b>Project Name</b>	Loaves & Fishes Community Services-Emergency Assistance Program
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Non-Housing Community Development: Homeless
	<b>Needs Addressed</b>	Non-Housing Community Development Needs Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$60,000

	<b>Description</b>	\$60,000 will be used for homelessness prevention through temporary rent and utility assistance, and counseling services benefiting approximately 45 households.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 extremely low, low and moderate income households
	<b>Location Description</b>	1871 High Grove Lane, Naperville, IL
	<b>Planned Activities</b>	Homelessness prevention through temporary rent and utility assistance, and counseling services benefiting approximately 45 households.
<b>8</b>	<b>Project Name</b>	Naperville Elderly Homes-Structural Restoration of Building Exterior
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Affordable Rental Housing
	<b>Needs Addressed</b>	Housing Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$87,000
	<b>Description</b>	\$87,000 will be used to repair building masonry at Martin Avenue Apartments (310 West Martin Avenue, Naperville, IL), a 190-unit apartment complex providing affordable rental housing for low and moderate-income seniors.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	190 households comprised for low income senior citizens
	<b>Location Description</b>	310 West Martin Avenue, Naperville, IL
	<b>Planned Activities</b>	Repair building masonry at Martin Avenue Apartments, a 190-unit apartment complex providing affordable rental housing for low and moderate-income seniors.
<b>9</b>	<b>Project Name</b>	Naperville Heritage Society-ADA Accessible Water Fountain
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Non-Housing Community Development: Accessibility

	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	\$5,000 will used to install an ADA accessible tri-level water bottle filling and fountain station on the museum campus.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5200 individuals with disabilities, 4% of an 130,000 visitors in one year
	<b>Location Description</b>	523 S. Webster Street, Naperville, IL
	<b>Planned Activities</b>	Installation of an ADA accessible tri-level water bottle filling and fountain station on the museum campus.
<b>10</b>	<b>Project Name</b>	Ray Graham Association-Starling Basement Remodel
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Special Needs Housing and Supportive Services
	<b>Needs Addressed</b>	Housing Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	\$50,000 will be used to assist in the remodeling of a Community Integrated Living Arrangement (CILA) housing 6 adults with disabilities. The home, located at 52 Starling Lane, Naperville, IL, will be rehabilitated by remodeling the basement common area to create one additional bedroom, allowing each resident to have their own room, and to be retained as affordable, accessible housing for adults with disabilities.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 adults with severe physical disabilities
	<b>Location Description</b>	52 Starling Lane, Naperville, IL

	<b>Planned Activities</b>	Remodel a CILA housing 6 adults with disabilities. The home will be rehabilitated by remodeling the basement common area to create one additional bedroom, allowing each resident to have their own room, and to be retained as affordable, accessible housing for adults with disabilities.
<b>11</b>	<b>Project Name</b>	Rebuilding Together Aurora-Safe at Home Single Family Home Rehabilitation
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Affordable Owner-Occupied Housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$21,750
	<b>Description</b>	\$21,750 will be used to rehabilitate 10 owner-occupied single family homes within the municipal boundaries of the City of Naperville. CDBG-funded eligible homes will be occupied by low and moderate income residents who are elderly or disabled and requiring home modifications and/or repairs they are unable to perform on their own due to financial or physical constraints.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low and moderate income households comprised of senior citizens or individuals with disabilities
	<b>Location Description</b>	Single family homes within the municipal boundaries of the City of Naperville
<b>Planned Activities</b>	Rehabilitate 10 owner-occupied single family homes within the municipal boundaries of the City of Naperville. CDBG-funded eligible homes will be occupied by low and moderate income residents who are elderly or disabled and requiring home modifications and/or repairs they are unable to perform on their own due to financial or physical constraints.	
<b>12</b>	<b>Project Name</b>	YMCA of Metro Chicago-Accessible Play Structures at Fry YMCA Playground
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Non-Housing Community Development: Pub. Facilities
	<b>Needs Addressed</b>	Non-Housing Community Development Needs

	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	\$25,000 will be used to improve the playground at the Fry Family YMCA, located at 2120 95th Street. Improvements will increase ADA access through installation of a ramp and new accessible play structures and resurface the area for enhanced accessibility.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	288 individuals, 3% of estimated 9600 annual visitors
	<b>Location Description</b>	2120 95th St. Naperville, IL
	<b>Planned Activities</b>	Improve the playground at the Fry Family YMCA, located at 2120 95th Street. Improvements will increase ADA access through installation of a ramp and new accessible play structures and resurface the area for enhanced accessibility.
<b>13</b>	<b>Project Name</b>	City of Naperville-Fair Housing Impediments Analysis
	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Administration & Planning
	<b>Needs Addressed</b>	Housing Non-Housing Community Development Needs Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	\$40,000 will be used to fund a Fair Housing Impediments Assessment in preparation for the development of the 2025-2029 Consolidated Plan
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	400 S. Eagle St. Naperville, IL
	<b>Planned Activities</b>	Complete a Fair Housing Impediments Assessment in preparation for the development of the 2025-2029 Consolidated Plan
	<b>Project Name</b>	City of Naperville-Grant Administration

<b>14</b>	<b>Target Area</b>	City of Naperville
	<b>Goals Supported</b>	Administration & Planning
	<b>Needs Addressed</b>	Housing Non-Housing Community Development Needs Extremely Low-Income, At-Risk, and Homeless Hhlds.
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	\$55,000 will be used to fund administration activities for the Program Year 2024 CDBG Program
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	400 S. Eagle St. Naperville, IL
	<b>Planned Activities</b>	Grant administration for the Program Year 2024 CDBG Program

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Twelve (12) of the 14 projects are located in the City of Naperville and 2 projects are located in our neighboring suburbs. 360 Youth Services-Cornerstone Group Home is located in Lisle, however, the home is in Naperville School District 203 and the youth residing in the facility all attend Naperville North High School. Community Service Council of Northern Will County-Housing Counseling will occur at their office location in Bolingbrook, however, the CDBG funds approved will only be used to provide services to residents within the municipal boundaries of the City of Naperville.

All projects selected for funding were chosen for their ability to meet the national objectives of the CDBG program and the goals of the Consolidated Plan. Projects will primarily or exclusively benefit low and moderate income individuals with emphasis on families with children, special needs and senior populations, and individuals who are homeless and at risk of becoming homeless.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Naperville	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City of Naperville generally has not directed assistance to specific geographic areas within Naperville. The types of projects assisted are located throughout the City.

### **Discussion**





## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Providing affordable housing for residents of all income levels is a significant challenge in Naperville, as it is a relatively high-income community with high land and property values. This situation is further complicated by the decreasing availability of buildable land, pushing housing costs even higher, and by a lack of experienced affordable housing developers. Despite these challenges, the City Council of Naperville adopted a work program for affordable housing initiatives and continues to make progress toward achieving goals to increase affordable housing in Naperville.

### **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 of Naperville completed a new Analysis of Impediments to Fair Housing Choice (AI) in PY 2017. Two of the impediments identified were a lack of affordable housing units in the City and failure of the comprehensive plan to adequately address affordable housing for non-elderly, non-disabled residents. Recommendations included the following:

- Fully integrate planning for affordable housing and fair housing into the comprehensive planning and implementation process with plan amendments.
- Undertake a housing needs assessment/affordable housing plan to determine the gap between the demand and supply of affordable housing.

In 2019-2020, the City commissioned both a Housing Needs Assessment/Affordable Housing Plan and an update to its Comprehensive Master Plan. The Housing Needs Assessment predicted that high housing demand combined with limited availability of land would force costs up and encourage teardowns. Without changes in housing types and density, land costs are likely to increase and further reduce the supply of affordable housing. The study also suggested that a lack of diverse housing types and sizes reduced affordable options for low and moderate income households, seniors and people with disabilities. The Comprehensive Master Plan Update also identified affordability as a key issue and suggested options such as smaller lot sizes, accessory units, attached housing and more mixed-use zoning.

In January 2021, the City Council adopted an Affordable Housing Work Plan based on recommendations included in the Housing Needs

Assessment/Affordable Housing Plan. The Work Plan includes an inclusionary zoning study, a study on methods of preserving existing affordable housing, development of a single-family home repair program, developing relationships with affordable housing developers and evaluating city-owned land to determine if any sites would be suitable for affordable housing development. The City has progressed on all these initiatives, most notably: (1) adopting a resolution authorizing execution of the major business term agreement with Gorman & Company, LLC for the development of an affordable housing community for seniors and persons with intellectual and developmental disabilities on City-owned land in September 2022; (2) adopting an Affordable Housing Incentive Program, encouraging the production and availability of affordable housing in the City by providing Density Bonuses and incentives for developments that set aside dwelling units that are affordable for low or moderate income households for the minimum affordable period of 30 years, in January 2023; (3) launching the Single-Family Home Repair program for qualifying low and moderate income homeowners in June 2023.

## **Discussion**

Providing affordable housing for residents of all income levels is a significant challenge in Naperville, as it is a relatively high-income community with high land and property values. Recognizing the social and economic benefits associated with a versatile housing stock, Naperville is committed to supporting housing policies and programs that bolster the local housing market and the local economy and plans several actions to maintain the existing affordable housing stock and increase the number of available units.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Naperville will undertake additional actions to address the following areas of concern:

1. Meeting Underserved Needs
2. Fostering and maintaining affordable housing
3. Reducing Lead-Based Paint Hazards
4. Reducing the Number of Poverty-Level Families
5. Developing Institutional Structure
6. Enhancing Coordination Between Public and Private Housing and Social Service Agencies

### **Actions planned to address obstacles to meeting underserved needs**

The City will give high priority to working with its existing non-profit partners to address additional needs that have arisen and lingered as a result of the COVID-19 pandemic, especially in the areas of homelessness prevention, food assistance, assistance to homeless service providers, and mental health and domestic violence counseling organizations.

The City will use the priorities established in the Consolidated Plan for Program Years 2020-2024 to guide the allocation of CDBG funds. The City will continue to utilize public meetings, workshops, surveys and consultations with service providers, as well as analyzing new data, as it becomes available, to improve its understanding of community needs. During future program years, the City may consider requesting proposals for both CDBG and Social Service Grants that are specifically targeted towards underserved needs or population groups.

City staff will also continue to participate in the DuPage County HOME Advisory Commission to learn about available services and advise the Commission about Naperville's specific needs. Knowledge obtained from studies and consultation with local service providers is being used to determine which community needs are not currently being addressed adequately by existing programs, prevent duplication of services and improve coordination between service providers.

An additional obstacle to meeting underserved needs is the unavailability and uncertainty of adequate funding for projects. The actual amount of the CDBG allocation fluctuates from year to year and is influenced by factors beyond the City's control. Funding amounts are generally not adequate to meet the City's needs, especially in the areas of public services and affordable renter and owner-occupied housing. In future years, the City may consider researching and applying for additional sources of

community development funding.

### **Actions planned to foster and maintain affordable housing**

For 2023, the City will prioritize actions designed to prevent homelessness and support renters and owners negatively impacted by job loss and income disruption. These actions will include continued funding for rent and mortgage assistance, specialized housing and services for homeless persons and persons at risk of homelessness, acquisition and rehabilitation of existing housing for affordable rentals, and providing additional supportive services, such as food, mental health and employment assistance.

Other housing-related issues are discussed in “**AP-75 Barriers to affordable housing -91.420, 91.220(j)**”.

### **Actions planned to reduce lead-based paint hazards**

An assessment of the need for lead-based paint remediation will be undertaken for all CDBG-funded housing projects. The City will communicate with subrecipients and monitor all projects to ensure that lead-based paint regulations are implemented correctly in rehabilitation projects. Applicable lead-based paint regulations will be followed for all rehabilitation projects in which the building was constructed prior to 1978. If necessary, contractors certified in safe work practices will be used for rehab work. The City has an arrangement with DuPage County to assist the City in lead-based paint abatement.

Most of the potential lead-based paint hazards in Naperville are restricted to the older area of the City where most of the housing stock pre-dates 1978. Specifically, this area is bounded by Ogden Avenue on the north, Columbia Street on the east, Hillside Road on the south and the DuPage River on the west. U.S. Census data indicates that there could be as many as 2,700 households that may be at risk of exposure to lead based paint hazards. The City will pay special attention to monitoring rehabilitation projects located in these areas.

### **Actions planned to reduce the number of poverty-level families**

Community Development Block Grant (CDBG) Program: In addition to completing expenditure of CDBG-CV funds to prevent homelessness, the following CDBG awards to impact poverty-level families are proposed for PY 2024 funds:

- **Transitional Housing for Homeless Families and Youth:** \$90,000 to Bridge Communities to rehabilitate transitional housing for homeless families and \$16,000 to 360 Youth Services to rehabilitate a group home for homeless youth
- **Permanent Housing for People with Disabilities:** \$30,000 to Illinois Independent Living Center for rehabilitation of the parking lot at a permanent affordable rental housing community for

very low income persons with severe physical disabilities.

- **Permanent Housing for Low-Income Seniors:** \$87,000 to Naperville Elderly Homes to repair building masonry at their complex providing affordable rental housing for low income seniors.
- **Housing for People with Special Needs:** \$85,000 in total to 2 non-profit housing providers, Little Friends, Inc. and Ray Graham Association, for rehabilitation work on their CILA facilities providing housing and services to individuals with severe physical and mental disabilities
- **Public Services for At-Risk, Homeless and Formerly Homeless Households:** \$60,000 to Loaves & Fishes CARES Program to provide emergency rent and utility assistance to families at risk of homelessness due to severe financial difficulties, \$17,000 to DuPage PADS to provide support services to chronically homeless persons with disabilities and \$3,250 to the Community Service Council of Northern Will County for housing and financial counseling for at-risk individuals and families.

Social Services Grant (SSG) Program: The Social Services Grant (SSG) Program is another crucial component of the City's strategy to reduce the number of poverty-level families. For the Calendar Year 2024, a total of \$500,000 has been allocated to organizations and programs that provide assistance to low-income families. These programs include emergency rent and utility assistance, services to single parents, emergency housing, food assistance, employment counseling, substance abuse counseling, mental health counseling, youth services and after-school programs.

### **Actions planned to develop institutional structure**

Staff will work with other City departments, local service providers, and agencies from DuPage County and Will County to implement the Consolidated Plan goals and strategies for 2020-2024.

In addition to the formal structure inherent in administering CDBG funds, the City will pursue informal communication and coordination with public and private housing agencies, other governmental agencies, private businesses, non-profit community agencies and other organizations working to meet the housing assistance and support needs of low and moderate-income people in the community.

The City will work with local agencies to coordinate services to eliminate gaps, reduce duplication of programs, and emphasize efficient service delivery for local, state, and federal programs.

The City will continue to participate in the DuPage County HOME Advisory Commission and will increase participation in the Continuum of Care (CoC) and other organizations, such as Impact DuPage to learn and provide input on how implementation of homelessness and affordable housing programs can be improved county-wide.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

The City will continue to work to strengthen relationships with DuPage County and with county-wide nonprofit social service agencies and housing providers, including the DuPage Housing Authority. Staff will work with these organizations to enhance coordination between public and private agencies and between non-profit agencies providing different services to the same clientele. Many non-profit agencies have already developed these partnerships and the City will consult with them to determine how we can help to enhance these efforts.

## **Discussion**

N/A

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

This section reports on Naperville's expected Program Income for Program Year 2024, the amount of funds that will be used for urgent needs, and the percentage of CDBG funds that will be used to benefit low- and moderate-income residents.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	94.39%

## **Discussion**

The City of Naperville does not anticipate receiving program income from any of the sources listed above during Program Year 2024 and the City does not anticipate classifying any activities as Urgent Need. This means that 94.39% of PY2024 CDBG funds will be used to benefit low and moderate-income residents.



