



*City of Berwyn*  
THE CITY OF HOMES

**Community Development Department**



## PY 2015-2019 Amended Consolidated Plan

June 23, 2020

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

As a grantee of community development block grant (CDBG) funds, the City of Berwyn is required to prepare and submit a consolidated plan that addresses housing and community needs and an annual action plan that outlines the strategy for addressing those needs on a priority basis. In addition, Berwyn is a participating grantee in the Cook County HOME consortium under the HOME Investment Partnerships Program, and as such, participates in the County's consortium funding requests and plan submissions.

These plans and applications for CDBG funding are submitted to the U.S. Department of Housing and Urban Development (HUD), which is authorized by statute, regulations, and federal appropriations to fund eligible activities that meet these local priority goals and objectives and authorized national objectives.

This consolidated plan covers Program Years 2015 – 2019, and the accompanying action plan covers the first year of that five-year period.

#### **2015 Action Plan Amendment (December 2015)**

As a grantee of Community Development Block Grant (CDBG) funds, the City of Berwyn is required to prepare and submit an Annual Action Plan that describes the proposed uses of available resources to address the priority needs described in their Consolidated Plan. The Annual Action Plan serves as the application for CDBG funding and is submitted to the U.S. Department of Housing and Urban Development (HUD), which is authorized by statute and federal appropriations to fund eligible activities that meet these local priority goals and objectives and authorized national objectives. This Annual Action Plan covers the Federal Fiscal Year 2015, which spans October 1, 2015 - September 30, 2016.

As part of HUD's requirements for amending the scope of work, location, and changes in the amount of funds available for projects and activities included in this plan, the City of Berwyn has followed HUD's substantial amendment requirements and its Citizen Participation Plan to inform the public, solicit and accept citizen comments, and gain City Council approval of the changes to the City's CDBG Program and associated funding as described herein.

Changes to this action plan include:

- Eliminating funding for the Blight Program, the Senior Advocate and the Multi Family Crime Prevention Programs
- Reallocation of funds from prior years Single Family Rehabilitation Program
- Reallocation of funds from cancelled social services programs
- Reallocation of funds remaining after completion of programs
- Increase funding to infrastructure projects
- Fund additional Social Service Programs

The budget changes are summarized under *SP-35 Anticipated Resources, AP-15 Expected Resources, and AP-38 Project Summary*.

Additional monitoring activities, based upon the City's CDBG Monitoring Plan and approved operating procedures and guidelines, will be undertaken as needed to ensure that all expenditures meet eligibility and reasonable cost standards. The City will prepare a performance evaluation report (CAPER) at the end of the program year to assess its progress in reaching the objectives of the Consolidated Plan.

#### **April 2018 Consolidated Plan Amendment**

#### **April 2018 Consolidated Plan Amendment**

The City of Berwyn amended this Consolidated Plan in April 2018. Because of a requirement to issue citations within the Blight Reduction/Housing Code Enforcement program that does not align with the City's objectives, the City eliminated the Blight Reduction Goal and reallocated \$265,000 to the Public Improvements and Facilities Goal.

#### **June 2020 Consolidated Plan Amendment**

#### **June 2020 Consolidated Plan Amendment**

This amendment will serve two principal purposes: 1) Add a strategic goal to carry out programs with new funding provided through the Coronavirus Aid, Relief and Economic Security Act (CARES Act), and 2) adjust anticipated outcomes for the Affordable Housing Rehabilitation goal based on actual conditions experienced during the period.

The City of Berwyn has been allocated \$755,917 in supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus. The City's Community

Response to COVID-19 goal will help Berwyn's low- and moderate-income residents coping with lost income and other impacts due to the pandemic. These funds will be used for programs to increase housing stability to prevent homelessness, and for services including assisting victims of domestic violence and persons experiencing homelessness.

The City is also reducing anticipated outcomes for its housing rehabilitation program from 56 units to 32. The city's rehabilitation program encountered several challenges that reduced the number of units completed each year. These include; the elimination of the Blight Inspection Program, which had previously generated most housing rehabilitation requests, at HUD's direction in 2015; difficulties in obtaining SFR bids from contractors, who cited lack of availability among other reasons as the housing market strengthened, and higher than anticipated investments per unit. Substantive efforts to address these issues did help production increase in recent years, but not sufficiently to meet the five-year goals.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

This five-year consolidated plan outlines priority objectives and outcomes based upon the identified housing, community development, and economic needs of the City of Berwyn, and especially those primarily benefiting low- and moderate-income persons and geographic areas.

Priority needs include:

- Housing Rehabilitation and Blight Reduction
- Public Facilities and Infrastructure
- Supportive Housing and Services

As described below, the City's one and five year objectives are targeted to addressing these priority needs.

Outcomes are based upon measures and indicators mandated by HUD.

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

In spite of the economic downturn and foreclosure crisis of recent years, Berwyn has maintained its efforts to preserve and rehabilitate its affordable housing stock and provide additional assistance to the City's social service, special needs, and homeless shelter providers. At the end of each program year, the City reports these accomplishments and progress in meeting its objectives in its Comprehensive Annual Performance and Evaluation Report (CAPER).

Among its other achievements, the City has participated in the Neighborhood Stabilization Program (NSP), Community Development Block Grant Recovery (CDBG-R), and the Homeless Prevention and Re-housing Program (HPRP). This participation was designed to address the negative impacts of the foreclosure crisis and economic downturn and focus on those geographic areas and households in greatest needs.

In this regard, the City made the decision to allocate more funding to those direct, hands-on service providers, allowing limited funds to go directly to addressing urgent needs. All of the City's CDBG allocation benefited low- and moderate-income households and geographic areas.

Working closely with the U.S. Department of Housing and Urban Development, the City has improved and expanded the administrative capacity of its Community Development Department (CDD) and other line departments, strengthened its relationships with the Berwyn Development Corporation and other local agencies, and formed new partnerships with adjoining municipalities, Cook County, and the State of Illinois. It has maintained its Analysis of Impediments to Fair Housing report and plan and reached out to the business, nonprofit, and philanthropic sectors to leverage funding and encourage citizen participation and consultations as described below.

The CDD is taking this opportunity to bolster its program delivery utilizing all of its revised and enhanced administrative procedures and policies. It fully anticipates that these steps will strengthen its ability to manage the City's CDBG Program and leverage these and other funds responsibly.

#### **4. Summary of citizen participation process and consultation process**

The Community Development Department (CDD) is the lead agency that administers the City of Berwyn's Community Development Block Grant (CDBG) Program. Berwyn's consolidated and action planning process involves collaboration with a number of public, private, and governmental agencies and organizations that provide housing, economic development, health care, and social services, as well as the opportunity to hear from individuals and community groups and stakeholders. The City's Citizen Participation Plan governs this citizen participation process. In addition, the City's Community Relations Commission provides guidance on fair housing matters and the award of CDBG public service funds.

As part of this consolidated plan and action planning process, the City extended and aligned its citizen participation and consultation processes under the Cook County HOME Consortium.

#### **5. Summary of public comments**

The City received no comments directly from private residents. However, the City received letters from City agencies and departments and public service agency representatives identifying needs. Areas of greatest need included improving Berwyn's infrastructure (much of it over 100 year old), public safety and support for at-risk youth, improved ADA access, services for victims of domestic violence, housing and services for persons with developmental disabilities, Job training and economic development, and home energy improvements.

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

All comments provided during citizen meetings and focus groups were accepted and informed the priorities identified in the plan. No written comments were received.

## **7. Summary**

# The Process

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

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

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
Lead Agency	BERWYN	
CDBG Administrator	BERWYN	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

### Narrative

The Mayor, as chief administrator, with the advice and consent of the City Council, directs the City's Community Development Department (CDD) and other city agencies to administer the City's CDBG Program. The CDD is headed by the Community Development Director, who oversees the staff of the CDD and consults with other City departments, outside agencies of state, local, and federal government, and subrecipients to accomplish the work of the Department in compliance with applicable laws and regulations. The City Manager coordinates and directs the work of City departments and assures the City's coordination and compliance with Berwyn's CDBG Program.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The consultation process is meant to enhance the flow and coordination of information between:

- Public and assisted housing providers and private and governmental health, mental health, and service agencies.
- Continuum of Care and efforts to address the needs of homeless.
- Other local/regional/state/federal planning efforts; other public entities, including adjacent units of government.

The consultation effort provides insight into each of the major elements of the consolidated plan - current conditions and needs, priorities, resources, and proposed actions. Each consultation is intended to collect information that finds its way into the appropriate section(s) of the plan, including:

- Current conditions, put into historic context - better, worse, about the same as 3-5 years ago?
- Needs: what condition(s) are the people, places, facilities, buildings you work facing - about the same, decline, improvement?
- Resources: what resources/assets does your agency/unit of government, etc. have available now and what does the future hold - about the same, decline, increase. Are these resources the same or different than 3-5 years ago? What about the future?
- Priorities and Actions: What are your top priorities, based upon needs and/or opportunities? How have they/will they change?

The City of Berwyn structured the Consultation Process based on the activities undertaken two years ago, in 2013, and now updated to be part of the Cook County HOME Consortium submission. In 2013, the Community Development Department held four focus group consultations to gather information on: human services, economic development, infrastructure and facilities, and housing. Because these sessions were relatively recent, the city invited stakeholders and the public to help review and update the priority needs, as identified on April 29-30, 2015. The City also conducted follow up calls and requested letters be sent from stakeholders, generating 13 written responses.

Additionally, a separate meeting was held on the 2015 Action Plan in which all interested parties and groups were invited to submit applications for public service and public facility grants to be funded by the City's CDBG entitlement grant.

The City also consulted closely with Cook County and other Consortia members during the development of the Consortia's Consolidated Plan.



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

The City of Berwyn's Community Development Department held four focus group consultations on April 29 and April 30, 2015 to gather information on: human services, economic development, infrastructure and facilities, and housing.

As part of this process, public notice was given for each of these sessions, and the public was given notice and opportunity to provide written comments before and after each meeting. In addition, all interested parties and groups were invited to submit applications for public service and public facility grants to be funded by the City's CDBG entitlement grant, and to respond in writing about the city’s community development needs and priorities.

**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**

All of the City's public service agency sub-recipients are advised to counsel their clients on available resources and to refer them to the appropriate private and governmental agencies. Berwyn relies primarily upon the Cook County Housing Authority to provide affordable rental assistance and services to low- and very-low income households wishing to reside in the city. It has also relied on organizations like the Oak Park Regional Housing Center to provide referrals to renters seeking affordable private rental housing and referrals to the Area Agency on Aging of Suburban Cook County and service providers for assistance in finding senior housing resources.

The City's recent experience in the Homeless Prevention and Rapid Re-Housing Program (HPRP) with Oak Park and Cicero has brought new connectivity to the housing markets in each of those communities, which contain a fair number of low-income housing tax credit and other assisted properties. Similarly, activities to stem the tide of foreclosures in Berwyn has brought new liaisons with the private housing market and financial institutions that can serve as a resource for a number of the city’s social service agencies and their clients.

Similarly, agencies serving seniors are working together in the cities of Berwyn, Oak Park, Stickney, and Cicero. A single coordinator was hired to work with these agencies and provide liaison with other housing and social service providers. Literacy groups are also working together to avoid duplication and coordinate the delivery of ESL/literacy services. The Berwyn Library is helping in these efforts.

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

Berwyn's member organization in the Alliance to End Homelessness in Suburban Cook County is the Berwyn Township, which coordinates Berwyn's Continuum planning and activities along with City's Community Development Department. This coordination and the ensuing consultations include meetings of the western CBSA, support of point-in-time counts; liaison with adjacent municipalities, participation with Cicero and Oak Park in the Homeless Prevention and Rapid Re-Housing Program (HPRP); support of the Homelessness Prevention Call Center and emergency shelters, and the provision of data for input into the Homeless Management Information System (HMIS).

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

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

1	<b>Agency/Group/Organization</b>	BERWYN PARK DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non Homeless Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meeting was held with Director. Identified ADA priorities.
2	<b>Agency/Group/Organization</b>	OAK PARK
	<b>Agency/Group/Organization Type</b>	Housing Publicly Funded Institution/System of Care Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with this municipality to identify other shared opportunities to address priority needs. Focus will be on long term, systematic change as outcomes, rather than immediate outputs.

3	<b>Agency/Group/Organization</b>	CEDA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussions were held with CEDA to work in partnership on helping families remain in or obtain affordable housing. CEDA Transitional Housing Program is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible.
4	<b>Agency/Group/Organization</b>	CICERO
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with these municipalities to identify other shared opportunities to address priority needs.

5	<b>Agency/Group/Organization</b>	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Collaborating with IHDA regarding the National Stabilization Program to purchase, rehab and resell foreclosed homes. The City of Berwyn purchased 26 properties / 29 units with the \$4.8 million grant received from HUD to assist in homeownership of low/mod income families. The City of Berwyn anticipates the remaining 6 homes will be sold by September 2015.
6	<b>Agency/Group/Organization</b>	WEST SUBURBAN PADS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Berwyn partners with PADS by supporting 2 rotating emergency shelters in the city and provides an immediate, temporary crisis response for homeless men, women and children every night from mid-September through mid-May. The program transitions to permanent housing the most service-resistant populations - individuals and families living on the streets. The Homeless Prevention Program prevents the loss of housing by providing: one-time rental and/or utility assistance for individuals and families who are at imminent risk of losing their housing, or a security deposit and/or first month's rent for individuals and families leaving homelessness.
7	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF COOK COUNTY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Tenant based rental assistance vouchers in use issued by the Housing Authority in the City of Berwyn by program type and special purpose, including Veterans Supportive Housing, Family Unification, and Disabled. Anticipated outcomes are related to the planning and funding of additional special needs housing programs, placement of additional renters in assisted units, and estimated need for additional homeless assistance.

8	<b>Agency/Group/Organization</b>	ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with the Alliance, neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with the Alliance to identify other shared opportunities to address priority needs and prevent homelessness.
9	<b>Agency/Group/Organization</b>	COOK COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Review and discussion of draft Con Plan/County Action Plan to determine priorities and potential areas of cooperation and support. Consultation on the City's participation in the Cook County Consortium. The City anticipates working closely with the County in seeking additional funds, sharing program and administrative resources, and supporting multi-jurisdictional initiatives.
10	<b>Agency/Group/Organization</b>	BERWYN PUBLIC HEALTH DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings to discuss Continuum of Care, participation in the Alliance to End Homelessness in Cook County, and lead-based paint hazards. Anticipated outcomes and areas for improved coordination include the reduction of elevated lead blood levels; increased awareness and prevention of lead-based paint exposure; support for Continuum of Care funded projects and assistance in executing plans to eliminate homelessness. Support for general community education programs and information campaigns to promote and achieve a healthy community.
11	<b>Agency/Group/Organization</b>	Community Relations Commission
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Community Relations Commission will continue as the focal point for those experiencing or reporting housing discrimination. Additional counseling and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, the Heartland Alliance, the Sergeant Shriver Center, the Chicago Community Trust and the Chicago Coalition for the Homeless. The Commission also plays a critical role in reviewing and prioritizing annual applications for CDBG-funded grants.
12	<b>Agency/Group/Organization</b>	Solutions for Care
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Solutions for Care is an agency that deals with self-neglect and elder abuse assistance. They offer emergency assistance for older Berwyn residents, usually of low- to very-low income levels who may need temporary housing, cleaning and other services due to hoarding. Counseling to address hoarding behaviors may be included. Professional Care Coordinators are available for individual and family assessments.
13	<b>Agency/Group/Organization</b>	WEST SUBURBAN SPECIAL RECREATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	WSSRA offers recreational services for persons with mild to severe disabilities. A meeting and general overview of the service WSSRA provides took place with CDD staff. WSSRA provides indirect services including consultation with other agencies serving persons with disabilities. They serve 11 communities with 210 children in Day Camp of which 60 Berwyn children are from low income families. Day Camp locations are held in different communities including Berwyn, Cicero, Forest Park or Oak Park.
14	<b>Agency/Group/Organization</b>	CHILDRENS CLINIC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A meeting was held and a tour of the facility took place. The Clinic is a full service clinic that provides medical, dental and social services to children of families that meet the federal poverty income guidelines and who cannot afford the cost of health care. The medical clinic provides health care through well child visits and sick visits. These services include immunizations, and school physicals. The Dental Clinic provides preventative and restorative care including oral exams, cleanings, fluoride treatments, sealants, cavity repair, and root canals. They also serve the community by providing Portable Dentistry, with visits to individual schools. A full time therapist, a social worker/case manager and psychiatrist (all bilingual) offer counseling, evaluations and medication monitoring for children.

15	<b>Agency/Group/Organization</b>	PILLARS COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A meeting was held at the Pillars location in Berwyn. Pillars provides Mental Health, Addiction, and Sexual Assault and Domestic Violence counseling. Pillars serves sexual assault victims and domestic violence victims. All services are provided for residential, non-residential women and children at no cost. Services are provided by licensed therapists or social workers. Pillars provides advocacy at Bridgeview and Maybrook court houses and assistance with orders of protection. When needed, clients are able to stay at the Constance Moore house, which is an 18-bed shelter available for victims of domestic violence and their children. Shelter residents typically stay for 3 months and then move to transitional housing.
16	<b>Agency/Group/Organization</b>	Oak Park River Forest Community Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with this foundation and other municipalities whose priorities focus on impact and needs within the community. The program focuses on the awareness of the lasting effects of domestic violence on families within the Latino community, and provides bilingual services to victims of domestic violence and their children. It also addresses the needs of LGBT seniors by offering outreach, socialization, health education, mental health counseling, and education on local, state, and federal programs for seniors. Berwyn will continue to meet with this foundation to identify other shared opportunities.
17	<b>Agency/Group/Organization</b>	United Way of Metropolitan Chicago
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	UWMC serves as the backbone organization generating, convening and coordinating resources across funders, service providers, government and civic leaders to deliver large-scale, measurable and sustainable impact across our region, and improve access to high quality health services in Primary Care, Behavioral and Mental Health.

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

None.

**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	Alliance to End Homelessness in Suburban Cook County	Berwyn participates in and shares the goals of the Cook County Continuum of Care

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Berwyn participates in the Cook County HOME Consortium. Cook County is the Consortium’s lead agency and is the coordinating body for the preparation and monitoring of the Consortium’s Consolidated Plan.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Community Development Department (CDD) is the lead agency that administers the City of Berwyn's Community Development Block Grant (CDBG) Program. Berwyn's consolidated and action planning process involves collaboration with a number of public, private, and governmental agencies and organizations that provide housing, economic development, health care, and social services, as well as the opportunity to hear from individuals and community groups and stakeholders. The City's Citizen Participation Plan governs this citizen participation process. In addition, the City's Community Relations Commission provides guidance on fair housing matters and the award of CDBG public service funds.

The City held a public hearing on March 18, 2015 to provide the general public an opportunity to provide input into the consolidated/action plan. The public was also invited to participate in Focus Group Meetings on community and special needs services, economic development, infrastructure and public improvements, and housing needs to be held on April 29-30, 2015. While no citizens attended, the city followed up with additional outreach to stakeholders (see Consultation) and the City reviewed citizen input from priority need hearings held in 2013.



**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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Public Hearing Held March 18 and April 29-30, 2015. No members of the public attended.	Discussion focused on infrastructure needs and priorities.	N/A	

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

With input from the consultation and citizen participation process, the needs assessment paints a picture of Berwyn's needs related to affordable and special needs housing, Infrastructure and community development, and homelessness. The Needs Assessment identifies those needs with the highest priorities, which form the basis for the Strategic Plan section and the programs and projects to be administered.

Berwyn is a participating grantee in the Cook County HOME consortium under the HOME Investment Partnerships Program. As a member of the consortium, Berwyn's housing needs assessment and market analysis are included in the Cook County Consortium Consolidated Plan, which has been developed in tandem with this document. This needs assessment focuses on non-housing community development needs.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

#### **How were these needs determined?**

A 2008 community-wide survey identified the needs and interests of residents. Since then, security has increased as a concern. Changing demographics have also created challenges. Berwyn's culturally diverse population requires greater insight and sensitivity to local needs and preferences.

The Park Districts report that they are serving approximately half of the elderly, frail elderly, and physically and developmentally populations that could benefit from their programs and facilities, leaving an unmet need of approximately 20,000 persons.

Increased operating costs require the Park Districts to "do more with less." Alternative revenue streams will be needed to ensure that fees and charges do not become an undue burden to those who wish to take advantage of the entire range of programs, services, and facilities offered.

Plans call for further development of the Liberty Cultural Center as a cultural and performing arts hub, upgrades to Proksa Park and others. Eight parks are in need of ADA renovations according to the Park Districts' transition plans. The Berwyn Park District's total capital needs over the next five years reach approximately \$1 million, with an additional \$250,000 needed for capital equipment.

The increased demand for library services is due to Berwyn's changing population characteristics. Much of Berwyn's student population growth has occurred in North Berwyn. North Berwyn School District #98's enrollment grew to 3,500 for the 2013-14 school year compared to its 2000 enrollment of 2,649.

To accommodate the needs of special need children most organized library programs are taken to the schools. Special needs programs are provided at Morton West and all the elementary schools.

The Berwyn Library system is also helping literacy/ESL groups to coordinate the delivery of their services and get more books and resource materials into the hands of those working with both children and adults needing these services. Berwyn's growing diversity requires translations skills and fluency in not only Spanish, but increasingly, Arabic and Polish, as well.

### **Describe the jurisdiction's need for Public Improvements:**

## **How were these needs determined?**

Through its comprehensive planning and capital budgeting processes, Berwyn has made progress in assessing and improving draining system flows. Remaining needs and required improvements focus on reducing potential sewer backups and flooding. In addition to sewer repairs and replacements, these improvements include installing drainage systems in alleys located in eligible low-to-moderate income areas. An on-going program to upgrade sidewalks replaces broken and hazardous squares in these areas is also planned based upon priority need.

The following is an estimate of the on-going need for public improvements:

- Street resurfacing - \$1.3 million per year
- Concrete alleys - \$800,000 per year
- Water mains - \$3.0 million per year
- Sewer – \$2.5 million per year
- Arterial lighting - \$1.12 million (total cost for upgrades)
- Sidewalk - \$200,000 per year
- Residential lighting - \$5.0 million (total cost for upgrades)
- Signing - \$125,000 per year
- ADA accessibility - \$75,000 per year
- Curb and Gutter repairs - \$125,000 per year

## **Describe the jurisdiction’s need for Public Services:**

The gamut of public service needs range from emergency services to long-term assistance and care, primarily for dependent populations. Emergency services include help in finding food and clothing, shelter, and medical care. As emergency situations are stabilized, needs shift to such supports as locating jobs, child care, and housing counseling.

Seniors and dependent populations may need continued support and additional services, including delivery of meals and congregate dining, chore services, and recreational and educational opportunities. Youth also need truancy prevention and summer recreational and educational programs, as well as outreach and intervention services for youth at risk.

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Seniors and dependent populations may need continued support and additional services, including delivery of meals and congregate dining, chore services, and recreational and educational opportunities. Youth also need truancy prevention and summer recreational and educational programs, as well as outreach and intervention services for youth at risk.

### **How were these needs determined?**

Based upon studies conducted by the Continuum of Care, nonprofit service providers, and consultations with other governments and organizations, significant barriers have been defined, which restrict the ability of Berwyn's residents and special needs populations to enjoy a good quality of life and become productive, valued members of their respective communities.

In addition to shelter, services such as life skills classes, education enrichment, and employment placement are needed to encourage each individual to live as independently as possible. The percentage of students with special education needs in both the North and South School Districts approximates their total percentage in these districts. Hispanics are the largest race/ethnicity population in both Districts by a wide margin. Increasingly, language has become a barrier as English has become a second language to many in need. Approximately 25% of the students in both Districts have limited English proficiency.

Additional partnerships, like those encouraged by Illinois Partners for Human Service, are needed to find jobs and businesses that will employ adults with disabilities and train disadvantaged individuals to give them the skills necessary to be employed in the community. In addition, groups like Illinois Transition Planning are needed to assist in the transition of individuals and families moving through their life cycles.

Uncertainties caused by budget reductions and the introduction of National Health Care will continue to pressure the human service delivery system to be more innovative, efficient, and cost-effective. Agencies will have to deal with the stress of an increasing number of mergers, serving a broader and more diverse clientele, and providing a larger range of direct and referral services to this expanded client base. For example, school districts will have to find ways to share information with social service and healthcare providers, as they will have to share with benefits and employment agencies, and so on. Nonprofit and public agencies will have to learn how to share resources and collaborate, to a greater

degree than ever before, on the planning, funding, and execution of their programs and activities in the community.

**Based on the needs analysis above, describe the State's needs in Colonias**



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As a participating grantee in the Cook County consortium under the HOME Investment Partnerships Program, Berwyn's joined a consolidated planning process in conjunction with Cook County and other participating grantees. Under this arrangement, Cook County takes the lead in the needs assessment and market analysis related to housing. A robust housing market analysis can be found in the Cook County 2015-2019 Consolidated Plan.

As a relatively small city, housing problems are more associated with the age of the housing stock than its geographic location. Over 75 percent of the city's owner housing and 62% of its rental units were built prior to 1950, and while the majority is in good condition, some homes are showing signs of deferred maintenance and the need for rehabilitation.

With the rash of foreclosures, which have occurred throughout the city, and the downturn in the economy, Berwyn's housing has become more affordable to those not affected by job loss or financial decline. However, many senior homeowners and others have lost much of their equity and may not be able to move to more suitable housing. As a result, new buyers, many with extended families and children, are facing limited housing options and potential over-crowding.

While it is difficult to generalize about the income and family composition of foreclosed households, approximately 60% of the foreclosed homeowners are Hispanic, while approximately 40% of cost-burdened renters are Hispanic. Hispanics tend to have larger households with children and earn less than other race and ethnic groups in Berwyn.

For larger households, the smaller number of bedrooms found in many of Berwyn's rental units tends to cause over-crowding, and the unmet demand for larger units tends to drive up prices for those units in short supply.

Those with disabilities also suffer a shortage of appropriate housing. Providers estimate approximately 1,150 Berwyn with developmental disabilities require housing and supportive services. Agencies such as Seguin Services, Seguin RCA, and Oak-Leyden Developmental Services report waiting lists for adult group homes and children in foster care and an unmet need of nearly 1,000 persons.

Real estate professionals and planners are generally optimistic about the resurgence of Berwyn's housing market. Sales are up, values are increasing, and foreclosures are being resolved. Projections are for moderate increases in price. While this may impact affordability, it also provides some homeowners with additional equity and the ability to incur debt for needed repairs and improvements.

More recently, investors have come in to buy houses, often paying cash. After remodeling them, they have sold most of these houses to young buyers in their mid-to-late 20s, many with families. Many of these sales have been financed using FHA financing and low down payments. As home prices rise, fewer investors will find this strategy profitable, but it is hoped that young buyers will continue to find attractive and affordable financing available through FHA and local lending institutions.

Some of these young families have joined seniors and others in rental living, increasing the demand for larger units. Prices for all rental housing remains relatively affordable, but are likely to increase as well. A new wave of more affluent renters is also increasing demand for higher amenity rentals. This demand, and the mixed-use developments planned for the city's TIF districts, may encourage new rental construction over the next few years, freeing existing units for others.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Berwyn is fortunate to have many large employers. The attraction of additional high-quality retail establishments provides additional employment opportunities and the chance for promotion. The focus on mixed-use and transit oriented developments, as well as many other economic development initiatives, will continue to improve Berwyn’s image as a good place to live and work.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	20	3	0	0	0
Arts, Entertainment, Accommodations	2,684	1,611	12	16	3
Construction	762	173	4	2	-2
Education and Health Care Services	3,633	3,573	17	35	18
Finance, Insurance, and Real Estate	1,325	439	6	4	-2
Information	386	21	2	0	-2
Manufacturing	2,634	348	12	3	-9
Other Services	952	506	4	5	1
Professional, Scientific, Management Services	1,874	1,165	9	11	3
Public Administration	0	0	0	0	0
Retail Trade	2,628	1,333	12	13	1
Transportation and Warehousing	988	195	5	2	-3
Wholesale Trade	1,207	213	6	2	-4
Total	19,093	9,580	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	29,720
Civilian Employed Population 16 years and over	26,560
Unemployment Rate	10.60
Unemployment Rate for Ages 16-24	32.95
Unemployment Rate for Ages 25-65	6.91

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	4,060	
Farming, fisheries and forestry occupations	1,425	
Service	2,970	
Sales and office	7,210	
Construction, extraction, maintenance and repair	2,465	
Production, transportation and material moving	2,375	

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,220	44%
30-59 Minutes	11,385	45%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	2,910	11%
<b>Total</b>	<b>25,515</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	3,995	570	1,740
High school graduate (includes equivalency)	6,140	395	1,655
Some college or Associate's degree	6,610	835	1,645
Bachelor's degree or higher	5,835	290	625

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	90	360	1,015	1,675	1,065
9th to 12th grade, no diploma	950	780	1,080	1,390	520
High school graduate, GED, or alternative	1,530	2,185	2,385	3,625	2,035
Some college, no degree	2,365	2,065	1,715	2,680	1,165
Associate's degree	410	760	795	1,070	195
Bachelor's degree	295	1,365	1,630	1,795	485
Graduate or professional degree	4	495	640	820	230

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,079
High school graduate (includes equivalency)	29,614
Some college or Associate's degree	32,537
Bachelor's degree	50,690
Graduate or professional degree	55,389

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The City's largest employer is McNeal Hospital, and education and health care are the sectors employing the greatest number of Berwyn residents. Berwyn is fortunate to have a number of major health facilities and hospitals in and near its borders. While not all of these jobs are high wage, they provide a good career path and opportunity for advancement for a number of Berwyn's residents.

A large number of residents are also engaged in retail sales and services. Berwyn's workers also take advantage of the proximity to cargo-oriented developments (COD) and industry oriented to rail freight (production, transportation, and material moving). Many of these jobs are in nearby communities such as Cicero that are oriented to warehouse and distribution space.

### Describe the workforce and infrastructure needs of the business community:

The need to fill the gap in minority- and women-owned business enterprises in Berwyn remains, but some progress has been made. A report of the 1997 Economic Census showed that minority firms totaled 14.4% and women-owned firms totaled 28.2% of the total number of businesses.

The SBA and the State of Illinois have a number of loan programs and provide technical assistance to support minority- and women-owned businesses and veterans, and efforts are underway to take advantage of those resources. In addition, the City encourages minorities and women-owned businesses to apply for and bid on its projects, which also include employment opportunities under Section 3 guidance.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In recent years, Berwyn's workforce has experienced unemployment levels above the national average. This is especially true for younger workers and those with less than a high school education. In addition to job training needs, these youth often have a need for literacy/ESL classes, speaking Spanish, Polish and Arabic as their first language. A growing number of adults also need this education.

Recent upturns in the economy, and especially the opening of new retail businesses, will have a significant positive impact, providing new employment opportunities for these populations. However, many older adults may also be drawn to lower paying service jobs traditionally held by younger workers. Young and old alike will be challenged to learn the computer, technology, and business skills required to compete for the high-paying jobs of the future.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City of Berwyn and the Berwyn Development Corporation work in partnership with the local high school, neighboring college, social service providers, and national and independent businesses to provide job training programs and events. In recent years, there have been expos and seminars on ways to enhance and market job skills.

The City continues to explore the possibility of participating in an employer-assisted housing program with a number of public and private interests. Such a program would lower the cost of housing proximate to major employers. Studies have shown that this type of assistance



increases the productivity of workers, while reducing commuting costs and giving employers a competitive advantage in hiring those who desire to live closer to their workplace.

Berwyn's school boards are also sensitive to the needs of its graduates, offering career counseling, ESL and literacy courses, and support for GED and adult education. Community colleges in the area also offer opportunities to develop skills and gain employment.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Berwyn is in the Cook County Comprehensive Economic Development Strategy (CEDS), which is part of the eight county region of northeast Illinois.

- Business development and retention
- A shift to green manufacturing and use of freight and multi-modal transportation
- Developing effective business incubators and a highly skilled workforce
- Commitment to a strong infrastructure, public transit, and high-speed rail
- Promoting diversity, while improving equal access to jobs and contracts

The City relies on its economic development and chamber services arm, the Berwyn Development Corporation (BDC), to provide businesses the resources they need to flourish in Berwyn. The BDC has an economic development division that identifies sites for businesses looking to expand, relocate, or start new and works closely with the Uptown and Downtown Commission to thoroughly analyze commercial corridors and new opportunities for economic development.

Berwyn's approach to economic development embraces many of the activities included in this comprehensive plan, including such infrastructure improvements as road repairs and sewer, sidewalk, and utility upgrades; rehabilitation of obsolete buildings, facilities, and housing systems; and job training and other workforce development initiatives.

Economic development assistance and financing for businesses will benefit not only those businesses but also those attracted to the new jobs that will be created. There is a growing need to fill the gap in participation by minority- and women-owned business enterprises. The SBA and the State of Illinois have a number of loan programs and provide technical assistance to support minority- and women-owned businesses and veterans.

## Discussion

In addition to the City's comprehensive plan, which was adopted in August 2012, Berwyn is guided by several initiatives underway or soon to be launched that will impact economic growth and leverage the Cook County CEDS' priorities.

- The HUD Sustainable Communities Initiative is providing three years of technical assistance and funding for sustainable projects. A mixed-use elderly housing project proposed by the City was recognized as a priority project. The Berwyn Transit-Oriented Development (TOD) study provided information about how to create a more inviting environment for this type of business development. Berwyn's three Metra stations provide a unique opportunity to institute a place-based approach to development – one of the top priorities of the Chicago region's "Go to 2040" plan.
- The City's four tax increment financing (TIF) districts have generated improvement of almost 300,000 square feet of commercial space over the past three years and generated millions of dollars in total development, including the redevelopment of blighted property at Harlem Avenue and Cermak into the Berwyn Gateway Plaza. Currently, the City has several projects that are under contract for redevelopment and new development that would add 51,000 sq. ft. of new retail development over the next 12 months.
- Neighborhood commercial centers and corridors, such as Roosevelt Road, have also benefited from comprehensive improvements of the public right-of-way and commercial developments. Architectural designs have brought an inviting look and feel to these areas that has

encouraged new ventures and the expansion of long-time businesses. These developments have restored a “Main Street” feel and human scale to these areas.

The recent economic downturn and foreclosure crisis set the city’s economic growth back, but it is recovering strongly. All signs point to a healthy, if slow, recovery. Employment remains a high priority for old and new residents and business interests alike.

The City’s school and library systems, workforce and service agencies, and private employers are committed to mainstreaming as many Berwyn residents as possible into good-paying jobs. Many organizations are offering or supporting counseling and training opportunities to support newcomers, many speaking English as a second language, and ready all residents for the many job opportunities that are likely to develop as the economy continues to improve.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The relatively uniform age and condition of Berwyn's housing and the diversity of its housing types is one of Berwyn's greatest assets. As evidenced by the wide incidence of foreclosures, Berwyn does not have any areas that are more affected by housing problems, but the northern and central sections of Berwyn have historically seen more concentrations of incipient decline and deferred maintenance that has grown to other parts of the city in the past few years.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

While many low- and moderate-income households live in north Berwyn, these populations are found throughout the city.

### **What are the characteristics of the market in these areas/neighborhoods?**

The City's new Comprehensive Plan states that the city "will achieve a high quality of life for residents, business owners, and visitors through a diversity of land uses and balance between the built and unbuilt environment."

### **Are there any community assets in these areas/neighborhoods?**

Berwyn has a vibrant mix of historic, mixed-use, and transit-oriented areas. Low- and moderate-income residents live in and enjoy all of these areas. The major corridors have a large number of businesses. Several properties on Cermak Road are registered on national and state registries of historic places. Large-scale retail developments are found along Harlem Ave. and other major streets. A focus on health care and mixed use is found in the Depot District to take advantage of MacNeal Hospital and related medical services.

### **Are there other strategic opportunities in any of these areas?**

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategic plan describes strategies the City will undertake over the next five years to address its priority community development needs, based upon community input, the needs assessment, and analysis of forecasted conditions for the housing market and the economy. The strategy identifies resources that are projected to be available to address these priority needs and the institutional structure to deliver these resources. Strategies to address homelessness, lead-based paint hazards, and poverty included.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 12 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

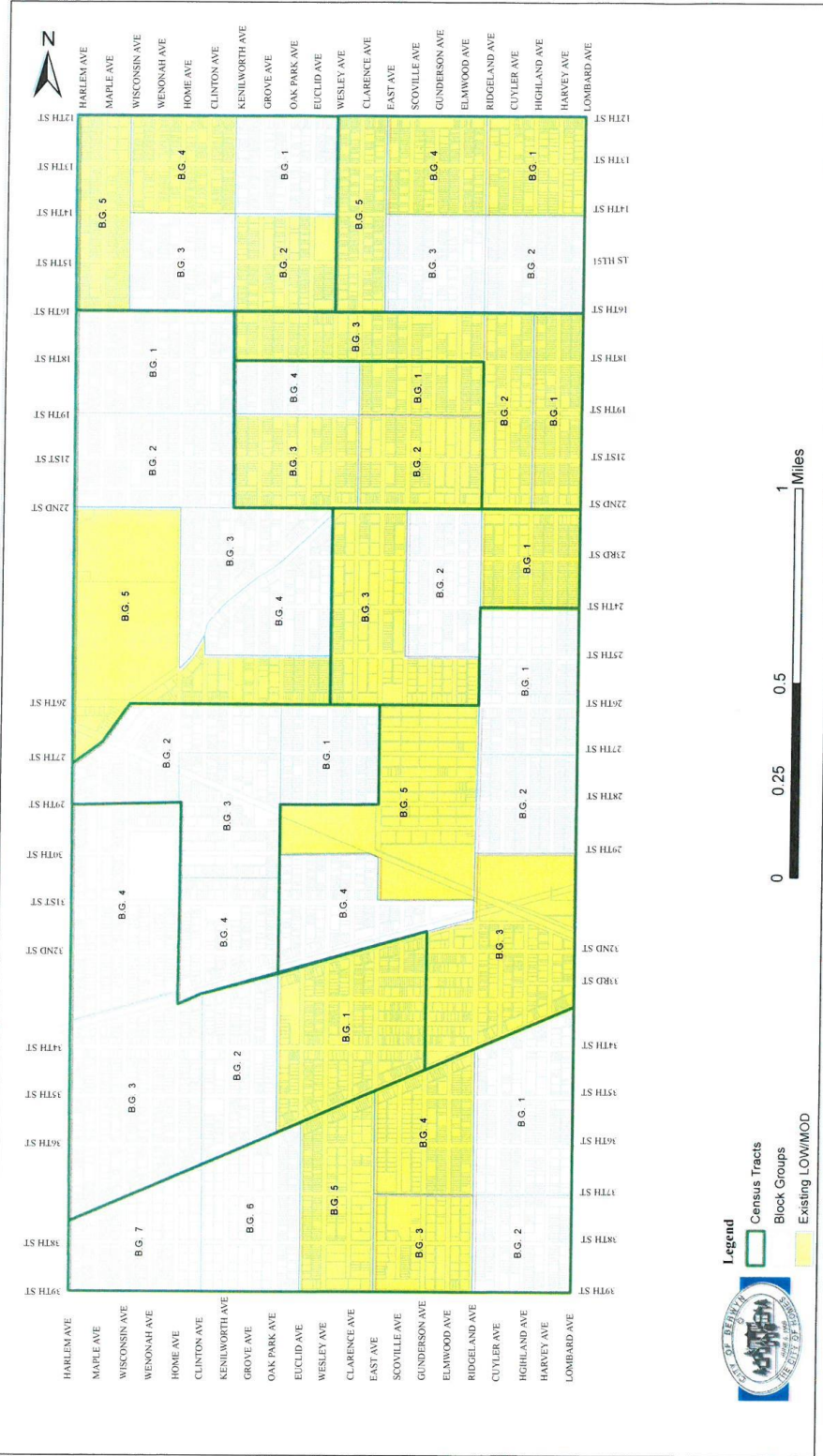
The City's CDBG allocation is devoted entirely to serving Berwyn's low-to-moderate income population. Census tracts have been identified where the majority of residents are low-to-moderate income. Berwyn is a small city of less than four square miles, and these low-and moderate census tracts are dispersed throughout the city with the exception of the southwest quadrant (roughly). CDBG Blight reduction and Public Improvements and Facilities activities will be targeted exclusively in these low- and moderate income areas.

The 2010 Census identified the following block groups as having at least 51% low- and moderate-income residents: 8146.00 (BG 1,4, &5); 8147.00 (BG 2,4,& 5); 8148.00 (BG 5); 8149.00 (BG 1,2, & 3); 8150.00 (BG 1,2, & 3); 8151.00 (BG 1, & 3); 8154.00 (BG 1) and; 8155.00 (BG 3,4, & 5)



# City of Berwyn CDBG Map (2010)

Created By: City of Berwyn Engineering



## 2010 Low-Mod Income Block Groups

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing Rehabilitation Community Response (COVID-19)
	<b>Description</b>	Rehabilitation and emergency repair of single family homes for low- and moderate income households and persons with disabilities.
	<b>Basis for Relative Priority</b>	Deferred maintenance and replacement of outmoded appliances and systems is costly and detracts from the marketability and value of surrounding property. Unless rehabilitation is carried out, future repairs will be more costly. Property owners are also denied the benefit of reduced energy costs and safe living conditions. Low and moderate-income persons and persons with physical or developmental disabilities may be particularly impacted. Additionally, citizens may not be able to afford emergency repairs for life threatening conditions or health and safety hazards, and emergency repairs may be necessary to alleviate these conditions.
2	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High

<b>Population</b>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Victims of Domestic Violence  Non-housing Community Development</p>
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Public Improvements and Facilities
<b>Description</b>	Infrastructure High priority needs including replacement and repair of Streets and Alleys, Sidewalks, and Sewers. Public facilities include senior centers, youth centers, recreational facilities and parkland, and public safety facilities.
<b>Basis for Relative Priority</b>	<p>The City's aging infrastructure causes flooding of streets and alley, unsafe sidewalks, and inefficient and potentially dangerous levels of street lighting. An aging infrastructure reduces the viability of both residential neighborhoods and nearby commercial corridors. Without a sound infrastructure it is difficult to attract businesses, and shoppers will find it difficult to park. Shoppers are more likely to buy locally if streets are well-light and well-kept. More commerce means more jobs and more revenue to fund City programs and services.</p> <p>Public facilities serve a wide range of interests and populations. The influx of youth adds new urgency to meeting their educational, cultural, and recreational needs in a safe setting. Similarly, many seniors need additional assistance and accommodations to enjoy their time at community gatherings. ADA improvements are needed at many facilities serving Berwyn's seniors and handicapped individuals. Public safety facilities are a priority because many of the City's existing facilities are outdated or located in areas that make it difficult to serve low- and moderate-income residents.</p>

3	<b>Priority Need Name</b>	Blight Reduction
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Blight Reduction
	<b>Description</b>	Inspection of blighted property in low- and moderate- income census tracts and block groups and administrative or legal action to get property owners to eliminate or remedy the problems. Encourage eligible homeowners to apply for assistance in the City's single family rehabilitation program.
	<b>Basis for Relative Priority</b>	Blight reduction is a critical element in maintaining confidence in the City's future. Investors, lenders, business owners and homebuyers alike need to know that their investment will maintain its value before they will make that investment. Existing property owners, businesses, and stakeholders need to know that their property and investments will also sustain themselves and offer a good return over time. Like rehabilitation, blight reduction costs more the longer it is deferred, making it a priority for immediate and on-going action.
4	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Public Services
<b>Description</b>	CDBG funds allocated to City agencies and subrecipients that provide a broad range of services to youth, elderly, disabled, and other low- and moderate-income residents of Berwyn.

	<p><b>Basis for Relative Priority</b></p>	<p>Significant barriers restrict the ability of special needs populations to enjoy a good quality of life and become productive, valued members of their communities. In addition to shelter, services such as life skills classes, education enrichment, and employment placement are needed to encourage each individual to live as independently as possible. The percentage of students with special education needs in both the North and South School Districts approximates their total percentage in these districts. Hispanics are the largest race/ethnicity population in both Districts by a wide margin. Increasingly, language has become a barrier as English has become a second language to many in need. Approximately 25% of the students in both Districts have limited English proficiency.</p> <p>Uncertainties caused by budget reductions and the introduction of National Health Care will continue to pressure the human service delivery system to be more innovative, efficient, and cost-effective. Agencies will have to deal with the stress of an increasing number of mergers, serving a broader and more diverse clientele, and providing a larger range of direct and referral services to this expanded client base. For example, school districts will have to find ways to share information with social service and healthcare providers, as they will have to share with benefits and employment agencies, and so on. Nonprofit and public agencies will have to learn how to share resources and collaborate, to a greater degree than ever before, on the planning, funding, and execution of their programs and activities in the community.</p>
5	<p><b>Priority Need Name</b></p>	Reduce Homelessness
	<p><b>Priority Level</b></p>	High
	<p><b>Population</b></p>	<p>Extremely Low  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence</p>

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homelessness Services Community Response (COVID-19)
	<b>Description</b>	Support of emergency and transitional homeless services.
	<b>Basis for Relative Priority</b>	Homelessness and threat of becoming homeless is debilitating. Without shelter, vulnerable populations often fall prey to further illness, poverty, and exposure to criminal elements. Many of the public service agencies funded through the City's CDBG Program are dedicated to providing assistance to these individuals and the growing number of families who are in harm's way. This need receives a lower priority because of the relative small number of people affected and the number of other resources dedicated to solving their problems. However, it is a high priority of the City of Berwyn as a whole to put housing first and eliminate homelessness completely.
6	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Economic development includes job training and creation, and assistance to revitalize commercial areas and aid businesses. While many of the activities will not be funded directly by CDBG, especially in the early years of this plan, they serve many of the same low- and moderate-income individuals and households.
	<b>Basis for Relative Priority</b>	Economic development is the key to eliminating poverty and providing opportunities for meaningful and productive employment for all. The city's retail and commercial sectors are gaining market share, and it is critical to capitalize on this momentum through use of the TIF Districts, transit and sustainable mixed use developments, and support for both the city's largest employers and its many small business owners and entrepreneurs.

## **Narrative (Optional)**

Priority needs focus on providing decent, affordable housing and creating a suitable living environment for low- and moderate-income persons.

### **Housing**

Rehabilitation assistance for low- and very-low income single-family homeowners.

Acquisition, rehabilitation, and new construction of rental units for low- and very-low income small households with emphasis on the elderly and frail elderly is a priority that may be pursued through the Cook County HOME Consortium.

Provision of assisted and supportive housing for special needs populations.

Provision of larger units, both rental and owner, for larger households with children.

### **Non-housing Community Development**

Provision of funding for public facilities focusing on senior and youth centers.

Provision of funding to public service providers serving special need populations.

Support for commercial and mixed-use development of new and existing businesses.



## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City of Berwyn receives funds from only one of the U.S. Department of Housing and Urban Development (HUD) four formula allocation programs, the Community Development Block Grant Program (CDBG). The City is a participating grantee in the Cook County HOME consortium under the HOME Investment Partnerships Program, but does not receive these funds directly.

### **2015 Action Plan Amendment (December 2015)**

At the initial submission of the original PY2015 Annual Action Plan, the City expected to receive a CDBG allocation of \$1,205,473 for PY2015. In addition, the City anticipated carrying forward a balance of \$644,037 from remaining prior year allocations. The total of funds available to carry out CDBG activities is \$1,849,510 (original programs remaining after this amendment), plus funds being reallocated as noted below. The City did not expect to receive any program income during the program year.

As a result of this Amended 2015 Annual Action Plan, \$781,659.92 will be reallocated to activities from the following sources (all amounts are rounded):

- \$162,219 Eliminate remaining funds from the Blight Program (all years)
- \$ 40,000 Eliminate funds for the Senior advocate position
- \$ 365,342 Reallocate remaining funds from PY2011 & PY2012 Single Family Rehabilitation Program & Eliminate Multi-Family Crime Program
- \$ 19,687 Reallocate remaining funds from PY2009 completed/cancelled programs
- \$ 45,097 Reallocate remaining funds from PY2010 completed/cancelled programs
- \$ 82,500 Cancellation of certain social services grants in PY2013 and PY2014 (IDIS 561 – Library, IDIS 563 & 564 – Rec. Dept., IDIS 565 – N.B.Pk. Dist., IDIS 574 – Senior Neglect, IDIS 585 – Library, IDIS 587 & 588 Rec. Dept.)
- \$ 66,813 Reallocation of funds remaining from PY2011 – PY2014 after completion of projects

### **June 2020 Consolidated Plan and 2019 Action Plan Amendment**

The amendment adds \$755,917 in new CDBG-CV funding to prevent, prepare for, and respond to coronavirus.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,205,473	0	781,660	1,987,133	4,930,800	the five year period The expected amount over assumed a 5% reduction in the City's CDBG allocation for years 2 through 5, plus \$650,000 prior year funds to be reprogrammed. The \$650,000 in prior year funds includes both funds returned to the City's line of credit and, principally, unexpended funds from the Single-family Rehabilitation program that will be used for the same purpose. Of the prior year funds, \$300,000 will be allocated to Year 1 activities.As a result of this Amended 2015 Annual Action Plan, \$781,660 will be reallocated.
Other	public - federal	Housing Public Services Other	0	0	0	0	755,917	CDBG-CV funds added June 2020 for Community Response to prevent, prepare for, and respond to coronavirus.

Table 14 - Anticipated Resources

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

While a match is not required, funds allocated to public services are highly leveraged by the social service agencies and providers that access other public and private resources to deliver their service and operate their facilities. Similarly, housing improvements funded by CDBG are often matched by other government programs and donations. Private investment in housing and commercial ventures often follow such public incentives. These improvements reduce the cost of utilities, emergency services, and maintenance and over time, may increase the property's value and equity, yielding additional property tax revenues.

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

As a mature community, Berwyn lacks a large measure of vacant and undeveloped land that could be used for community development purposes. Passage of the City's Comprehensive Plan provides an opportunity to target acquisitions for parks and recreation, new businesses, and affordable housing. The plan guides most of this activity to the Depot District and other areas that provide mixed-use opportunities. The plan also calls for the development of strategies to preserve historic properties, provide employer-assisted housing, and target neighborhood revitalization efforts. Much of this development must rely on new sources of funding and authority, such as the newly formed Cook County Land Bank, but existing resources, such as the TIF Districts, may also be utilized.

**Discussion**

As discussed in various parts of the plan, limited funding restricts the City's ability to address priority needs and objectives. The City has aggressively sought additional sources of funding and established beneficial partnerships with its many sub-recipients, nonprofit agencies and service providers, local business, and nearby jurisdictions. It will continue its close relationships with Cook County and the State of Illinois to seek and obtain additional resources from every available source.

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BERWYN	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Alliance to End Homelessness in Suburban Cook County	Continuum of care	Homelessness Planning	Region

**Table 15 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X

<b>Supportive Services</b>			
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
	X	X	X

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The greatest strength of the City’s institutional delivery system is its ability to draw upon all available resources to plan and execute a comprehensive approach to community revitalization and economic development. The gaps in that system result in the inability of these organizations and individuals to obtain enough funding and resources to achieve the City’s goals and objectives.

Most recently, the uncertainty of federal funding and the number of program eligibility and policy changes that are either proposed or being implemented has brought great uncertainty to the community development field and to its many providers and participants. It has been, and will continue to be, difficult to develop longer-range plans and strategies against this backdrop of uncertainty and diminished funding.

The City continues to target high impact projects that can produce immediate and direct results, with a focus on higher productivity and attention to detail. CDD is undergoing additional training in IDIS and other areas such as environmental reviews to ensure that all federal requirements and HUD regulations are met.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City relies on a combination of private, nonprofit, and public institutions to implement its CDBG program. The same structure employed to complete this consolidated plan will be used to execute its goals through each of its action plans. The overall administration of the CDBG Program is the responsibility of the City's Community Development Department (CDD). The CDD monitors each project, activity, and sub-recipient based upon its administrative procedures and Sub-recipient Monitoring Plan. Drawdown of funds is authorized only after a thorough accounting of each request on a reimbursable basis. The expenditure and accounting for each grant-funded activity is overseen by the City's Finance Department.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$1,668,000	Homeowner Housing Rehabilitated: 32 Household Housing Unit
2	Blight Reduction	2015	2019	Affordable Housing		Blight Reduction	CDBG: \$265,000	Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
3	Public Improvements and Facilities	2015	2019	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$2,588,300	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35000 Persons Assisted
4	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$835,000	Public service activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted
5	Homelessness Services	2015	2019	Homeless		Reduce Homelessness	CDBG: \$29,000	Homeless Person Overnight Shelter: 150 Persons Assisted
6	Community Response (COVID-19)	2019	2020	Affordable Housing Homeless		Affordable Housing Reduce Homelessness	CDBG: \$755,917	Homeless Person Overnight Shelter: 15 Persons Assisted  Homelessness Prevention: 200 Persons Assisted

**Table 17 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Rehabilitation
	<b>Goal Description</b>	Provide rehabilitation assistance for housing owned or occupied by low- and moderate-income households and for persons with developmental or physical disabilities.
2	<b>Goal Name</b>	Blight Reduction
	<b>Goal Description</b>	Improve the viability of residential neighborhoods by reducing code violations and improving housing stock. Note: This goal was eliminated in an April 2018 Consolidated Plan Amendment. The original \$265,000 budget was reallocated to Public Improvements and Facilities.
3	<b>Goal Name</b>	Public Improvements and Facilities
	<b>Goal Description</b>	Replacement of City's aging infrastructure, including streets, lights, sidewalks, and water/sewerage systems, and rehabilitate and improve non-profit and neighborhood facilities, with an emphasis on providing improved access for youth, seniors and disabled residents (ADA accessibility). Note: The budget for this goal was increased by \$265,000 due to reallocation of Blight Reduction funds in an April 2018 Consolidated Plan Amendment.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide seniors, youth and special needs populations with greater access to health and social services, educational, social and cultural activities, and transportation services.
5	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Support for the continuum of care and its partner organizations that promote emergency, transitional, and permanent supportive housing and reduce chronic homelessness.



6	<b>Goal Name</b>	Community Response (COVID-19)
	<b>Goal Description</b>	Stabilize and support low- and moderate-income residents facing housing instability, homelessness, domestic violence, and other challenges as a result of COVID-19. Funds will be used to prevent, prepare for, and respond to coronavirus.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Berwyn anticipates providing CDBG affordable housing assistance to 4 extremely low-income, 18 low-income, and 10 moderate-income families during the consolidated plan period. Extremely low-income and low-income residents will also be served through the Cook County Public Housing Authority and Cook County HOME Consortium.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Berwyn will continue to work with the Cook County Health Department and other agencies to increase public awareness of lead paint hazards. The Health Department will work with McNeal Hospital to test pre-school children for lead poisoning and coordinate these efforts with other hospitals such as Loyola serving the area. The City's Licensing Department will work with licensed day care providers and the school systems to distribute information to all parents and guardians of young children.

The City will follow its procedures for incorporating lead requirements into its housing rehabilitation programs and to the extent funds are available, remediate lead paint hazards through its Single Family Rehabilitation Program for low- and very-low income homeowners.

As it conducts its code inspections, the City will distribute advisory sheets to inform residents of potential lead-based paint hazards and provide instructions on how to avoid these hazards.

The City will also require appropriate staff to take the training necessary to maintain their certifications in lead inspections, hazard assessment, and lead safety. All contractors selected under the City's housing rehabilitation programs will be required to be lead certified.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's strategy to address lead-based paint hazards is fully integrated into its housing policies and procedures:

Every at-risk child will be afforded lead-based paint testing.

- Blood lead testing and screening to children (focusing on six and under)
- Medical case management to lead-poisoned individuals (focusing on children)

Every home rehabilitated with CDBG funds will be examined for lead-based paint hazards and rehabilitated on that basis.

- Inspection of homes and working with families to identify and remedy the hazard (following HUD Lead Safe Housing regulations)
- Coordination of building code inspections, energy conservation, and other rehabilitation work to ensure corrective action within the scope of work and budget.

Every resident, homebuyer, lender, and real estate professional will be educated on the hazards of lead-based paint.

- Educating the public, professionals, and social service providers about lead poisoning and its prevention, especially for households with young children.

The City of Berwyn works closely with the Berwyn Health Department, Cook County Department of Public Health, and institutions like McNeal Hospital to test and treat those with elevated blood levels, focusing on children requiring referral. The goal is to treat, and prevent, lead poisoning through a collaborative effort of environmental health, integrated supportive services, and prevention.

While the City remains vigilant, the low number of positive cases suggests that the actual incidence of lead poisoning is significantly lower than the number of units identified as potentially hazardous might suggest.

The City has taken a proactive campaign to educate residents, contractors, and property owners on the potential hazard and test children who may have been exposed to the hazard. Since low- and moderate-income households occupy many of these units, the City's blight inspections, public education campaigns, and early interventions appear to be working. Further outreach will concentrate on reaching those Hispanic and black populations experiencing higher blood levels according to the County's lead risk index.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Actions planned to reduce the number of poverty-level families include those funded directly and indirectly by the CDBG Program. Regardless of the source of funding, Berwyn's approach to reducing poverty includes comprehensive measures to promote self-reliance, create new opportunities, and ensure affirmative participation. It also includes reducing housing and transportation cost burdens and providing direct assistance to those at-risk of poverty and those presently confronting severe needs caused by poverty.

Berwyn will continue its efforts to reduce poverty among those able to work by assisting low-skilled residents to obtain skills training and employment. The City will join with adjacent municipalities in seeking job training and placement funding for low-income residents and encouraging employment opportunities in areas needing commercial revitalization and redevelopment. It will support the efforts of school systems, social service agencies, and economic development programs to assist job seekers in accessing job postings and referrals and in obtaining help with job applications and interviews.

To the greatest extent feasible the City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in connection with the projects awarded under its CDBG contracts. In addition, the City will encourage new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives. It will encourage groups supporting women and minority-owned businesses to do the same.

For those in poverty or on the brink of poverty, Berwyn will continue its partnerships with its sub-recipients and others in providing direct services, referrals, and mentoring. A major focus will continue to be the physical safety and improved health of all those threatened with isolation and exclusion, including those with disabilities, Veterans, the homeless and those at risk of homelessness, and victims of domestic violence and HIV/AIDS. A major effort to reduce the impact of service cutbacks and increased living costs, especially for seniors, will provide assistance with transportation, general home maintenance programs, and police protection and community facilities. While this may not reduce the level of poverty for some, it will ensure that resources are used to their maximum benefit, and may provide assistance to change their circumstances permanently for the better.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

To be successful an anti-poverty strategy must incorporate affordable housing and community development initiatives with education, job training, business development, and social services. These components must be inter-related, targeted, and coordinated with the overall strategy to revitalize Berwyn's neighborhoods and economy. Together, they create an overall environment that promotes

self-sufficiency and economic independence. By forging partnerships, limited resources can be used more efficiently by eliminating duplications of service and filling gaps in the delivery system.

#### Youth Development

The goal is to provide every young person with the opportunity to participate in quality in-school and out-of-school programs that build career awareness and provide the training required to become productive students, workers, and citizens. Agencies have developed programs to use the summer month and after-school hours to explore career options. Many households do not speak English as a first language, and as a result, the number of children who do not speak English in kindergarten is also growing. Agencies are adding staff who speak Spanish, and increasingly, Polish and Arabic, to address these language barriers.

#### Employment Training

For youth and other job seekers, increasing marketable skills is a first step to gainful employment. Job placement, retention, and advancement are critical goals of workforce development and wage attainment.

Cultivation of relationships with employers, in collaboration with public agencies and service providers, can lead to a pipeline of qualified workers and filled job positions. They are a vehicle for economic self-sufficiency.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Berwyn's Community Development Department is the lead agency responsible for administering Community Development Block Grant funds (CDBG) provided by the U.S. Department of Housing and Urban Development (HUD). In addition to its own use of CDBG funds, Berwyn grants CDBG funds to Subrecipients (usually not for profit agencies serving the community) who administer public services and/or projects serving Berwyn's low-moderate income population.

Subrecipients are required to sign an agreement with Berwyn detailing the regulations, certifications, project and performance requirements and other requirements the Subrecipient must follow. Subrecipients are required to adhere to the same rules and regulations imposed on Berwyn by HUD.

Monitoring is a vital process in determining that Community Development Block Grant (CDBG) funds are being used in a manner that complies with the rules and regulations of the CDBG program and all other applicable federal law. The purpose of monitoring CDBG-funded projects is two-fold:

- To ensure subrecipient compliance with all regulations governing administrative, financial, and programmatic operations
- To ensure realization of subrecipient performance in terms of accomplishments and timeliness

The City's CDBG project monitoring process will begin with the approval of the annual budget and continue until final closeout of each project. The process can be divided into the following four tasks:

- Risk Analysis
- Subrecipient Mandatory Meeting
- Desk Review of Pay Requests and Periodic Reports
- Annual Onsite Monitoring

### **Infrastructure and Housing Rehabilitation**

On-site monitoring inspections are also conducted during and after any infrastructure construction projects, and/or rehabilitation of residential units. These inspections are carried out to ensure the quality of construction, and that the work is performed and completed on time. Berwyn has a delegated person to monitor all public facility construction projects to ensure compliance with all federal regulations including the Davis Bacon Act and Section 3.

Berwyn's monitoring goal is to ensure HUD rules and regulations are being met and Subrecipients are meeting their contractual obligations to the People of Berwyn. Berwyn also uses the monitoring process to determine if the goals stated in its Action Plan and Consolidated Plan (Con Plan) are being met.





## Expected Resources

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

### **Introduction**

The City of Berwyn receives funds from only one of the U.S. Department of Housing and Urban Development (HUD) four formula allocation programs, the Community Development Block Grant Program (CDBG). The City is a participating grantee in the Cook County HOME consortium under the HOME Investment Partnerships Program, but does not receive these funds directly.

### **2015 Action Plan Amendment (December 2015)**

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As a result of this Amended 2015 Annual Action Plan, \$781,659.92 will be reallocated to activities from the following sources (all amounts are rounded):

- \$162,219 Eliminate remaining funds from the Blight Program (all years)
- \$ 40,000 Eliminate funds for the Senior advocate position
- \$ 365,342 Reallocate remaining funds from PY2011 & PY2012 Single Family Rehabilitation Program & Eliminate Multi-Family Crime Program
- \$ 19,687 Reallocate remaining funds from PY2009 completed/cancelled programs
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- \$ 66,813 Reallocation of funds remaining from PY2011 – PY2014 after completion of projects

### **June 2020 Consolidated Plan and 2019 Action Plan Amendment**

The amendment adds \$755,917 in new CDBG-CV funding to prevent, prepare for, and respond to coronavirus.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,205,473	0	781,660	1,987,133	4,930,800	the five year period The expected amount over assumed a 5% reduction in the City's CDBG allocation for years 2 through 5, plus \$650,000 prior year funds to be reprogrammed. The \$650,000 in prior year funds includes both funds returned to the City's line of credit and, principally, unexpended funds from the Single-family Rehabilitation program that will be used for the same purpose. Of the prior year funds, \$300,000 will be allocated to Year 1 activities.As a result of this Amended 2015 Annual Action Plan, \$781,660 will be reallocated.
Other	public - federal	Housing Public Services Other	0	0	0	0	755,917	CDBG-CV funds added June 2020 for Community Response to prevent, prepare for, and respond to coronavirus.

**Table 18 - 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**

While a match is not required, funds allocated to public services are highly leveraged by the social service agencies and providers that access

other public and private resources to deliver their service and operate their facilities. Similarly, housing improvements funded by CDBG are often matched by other government programs and donations. Private investment in housing and commercial ventures often follow such public incentives. These improvements reduce the cost of utilities, emergency services, and maintenance and over time, may increase the property's value and equity, yielding additional property tax revenues.

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

As a mature community, Berwyn lacks a large measure of vacant and undeveloped land that could be used for community development purposes. Passage of the City's Comprehensive Plan provides an opportunity to target acquisitions for parks and recreation, new businesses, and affordable housing. The plan guides most of this activity to the Depot District and other areas that provide mixed-use opportunities. The plan also calls for the development of strategies to preserve historic properties, provide employer-assisted housing, and target neighborhood revitalization efforts. Much of this development must rely on new sources of funding and authority, such as the newly formed Cook County Land Bank, but existing resources, such as the TIF Districts, may also be utilized.

**Discussion**

As discussed in various parts of the plan, limited funding restricts the City's ability to address priority needs and objectives. The City has aggressively sought additional sources of funding and established beneficial partnerships with its many sub-recipients, nonprofit agencies and service providers, local business, and nearby jurisdictions. It will continue its close relationships with Cook County and the State of Illinois to seek and obtain additional resources from every available source.

## 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 Housing Rehabilitation	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$121,040	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Blight Reduction	2015	2019	Affordable Housing		Blight Reduction	CDBG: \$50,650	Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
3	Public Improvements and Facilities	2015	2019	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$1,455,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted
4	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$160,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
5	Homelessness Services	2015	2019	Homeless		Reduce Homelessness	CDBG: \$10,000	Homeless Person Overnight Shelter: 25 Persons Assisted

Table 19 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Rehabilitation
	<b>Goal Description</b>	Provide rehabilitation assistance for housing owned or occupied by low- and moderate-income households and for persons with developmental or physical disabilities.
2	<b>Goal Name</b>	Blight Reduction
	<b>Goal Description</b>	Improve the viability of residential neighborhoods by reducing code violations and improving housing stock.
3	<b>Goal Name</b>	Public Improvements and Facilities
	<b>Goal Description</b>	Replacement of City's aging infrastructure, including streets, lights, sidewalks, and water/sewerage systems, and rehabilitate and improve non-profit and neighborhood facilities, with an emphasis on providing improved access for youth, seniors and disabled residents (ADA accessibility).
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide seniors, youth and special needs populations with greater access to health and social services, educational, social and cultural activities, and transportation services.
5	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Support for the continuum of care and its partner organizations that promote emergency, transitional, and permanent supportive housing and reduce chronic homelessness.

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

### Introduction

Following the priorities and goals laid out in the 2015-2019 Consolidated Plan, Berwyn 2015 Action Plan prioritizes Infrastructure and public facility projects, housing rehabilitation, and Blight inspection, followed by a range of public service projects that primarily serve youth, seniors, and persons with special needs or experiencing homelessness.

#	Project Name
1	Administration
2	Blight Reduction
3	Single Family Rehabilitation
4	Sewer Replacement
5	Lighting Replacement
6	Sidewalk Replacement
7	Street Replacement
8	Berwyn Park District ADA Curb Cuts and Ramps
9	Berwyn Recreation Dept. ADA Entrances
10	Recreation Dept. ADA Bathrooms
11	Senior Bus Program
12	Senior Advocate
13	Youth Crossroads Family Support Services Teen Trauma Program
14	Youth Crossroads Youth Intern Program Leadership Program
15	West Suburban Special Recreation Assoc. Seasonal Scholarships
16	West Suburban Special Recreation Assoc. Day Camp
17	Childrens Clinic
18	West Suburban PADS - Emergency Shelter
19	Water Main Replacement
20	Solutions for Care - Age Options
21	Sarahs Inn

**Table 20 – Project Information**

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

The City is providing up to the statutory 15% limit of its annual CDBG entitlement to meet public service needs and 29% for public facility and infrastructure needs. The remaining funds, other than those allocated to program administration and planning, will be devoted to housing and blight improvements (44%).

In addition to the compelling need, funds allocated to public services are highly leveraged by the social service agencies and providers that access other public and private resources to deliver their service and



operate their facilities.

Similarly, housing improvements funded by CDBG are often matched by other government programs and donations. These improvements also reduce the cost of utilities and maintenance and over time, may increase the property's value and equity.

Public facilities receive priority because they serve a variety of low- and moderate-income household needs.

Public improvements directly affect public safety and protect the environment.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation Public Improvements and Facilities Public Services Homelessness Services
	<b>Needs Addressed</b>	Affordable Housing Public Facilities and Improvements Public Services Reduce Homelessness Economic Development
	<b>Funding</b>	CDBG: \$241,092
	<b>Description</b>	Program administration and planning for CDBG Program
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration and planning for CDBG program.
<b>2</b>	<b>Project Name</b>	Blight Reduction

	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation Blight Reduction
	<b>Needs Addressed</b>	Blight Reduction
	<b>Funding</b>	:
	<b>Description</b>	Inspector conducts walking exterior inspections exclusively in low/mod income census tracts (target area) for residential building code compliance, and promotes voluntary compliance with building codes and standards. Inspector also distributes lead-based paint education material and refers owners to city's owner-occupied rehabilitation program, as appropriate. December 2015 Amendment: Project Cancelled.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Blight Reduction
<b>3</b>	<b>Project Name</b>	Single Family Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$121,040
	<b>Description</b>	Provides zero interest no monthly payment loans to 15 qualified low/moderate income homeowners for substantial rehab of owner occupied one to four family residences.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provides zero interest no monthly payment loans to 15 qualified low/moderate income homeowners for substantial rehab of owner occupied one to four family residences.
<b>4</b>	<b>Project Name</b>	Sewer Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Electronic surveillance and replacement/rebuilding of sewer basins within flood-prone areas in low-and moderate income areas; replace sewerage where necessary.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Sewer surveillance/replacement/rebuilding.
<b>5</b>	<b>Project Name</b>	Lighting Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities

	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Remove and replace street lights in low-and moderate-income census blocks with brighter, more efficient lighting.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Lighting Replacement.
6	<b>Project Name</b>	Sidewalk Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Replace city sidewalks that are not up city standards and install ADA curb cuts in low-mod census tracts.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Sidewalk Replacement

7	<b>Project Name</b>	Street Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$425,000
	<b>Description</b>	Remove and replace streets in low-and moderate income census blocks.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Street Replacement will take place exclusively in low/mod income block groups in Berwyn (target area).
8	<b>Project Name</b>	Berwyn Park District ADA Curb Cuts and Ramps
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Install ADA accessible curb cuts and remove architectural barriers at up to 12 park entrances in Berwyn
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Install ADA accessible curb cuts and remove architectural barriers.
<b>9</b>	<b>Project Name</b>	Berwyn Recreation Dept. ADA Entrances
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Update and replace building entrance including ADA compliant doors and sidewalks.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	ADA Entrance and Doors replacement
<b>10</b>	<b>Project Name</b>	Recreation Dept. ADA Bathrooms
	<b>Target Area</b>	
	<b>Goals Supported</b>	Blight Reduction
	<b>Needs Addressed</b>	Public Facilities and Improvements

	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Update bathrooms at Berwyn Recreation Department to make ADA compliant.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Recreation Dept. ADA Bathrooms
<b>11</b>	<b>Project Name</b>	Senior Bus Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Support of bus transportation program for Berwyn Seniors, including door-to-door service to doctor appointments and community activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Senior Bus Program.
<b>12</b>	<b>Project Name</b>	Senior Advocate



	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	:
	<b>Description</b>	December 2015 Amendment: Project Cancelled.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Cancelled.
<b>13</b>	<b>Project Name</b>	Youth Crossroads Family Support Services Teen Trauma Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Fund staff to provide up to 300 at-risk Berwyn youth with school based trauma counseling services to reduce or eliminate school truancy and suspensions, street-gang association, fighting, bullying, illicit drugs and alcohol use, and depression.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth counseling.
<b>14</b>	<b>Project Name</b>	Youth Crossroads Youth Intern Program Leadership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Engage 80 at-risk, low income Berwyn teens in the Youth Leadership Program that will include leadership development training, local community organizing and volunteer service, and social/recreational activities that enhance physical, social and mental well-being.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth Crossroads Youth Intern Program
<b>15</b>	<b>Project Name</b>	West Suburban Special Recreation Assoc. Seasonal Scholarships
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services

	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Scholarships for children with disabilities to participate in seasonal programs.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Seasonal Scholarship.
<b>16</b>	<b>Project Name</b>	West Suburban Special Recreation Assoc. Day Camp
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Scholarships for children with disabilities to participate in day camp.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	West Suburban Special Recreation Assoc. Day Camp.

17	<b>Project Name</b>	Childrens Clinic
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Children’s Clinic preventative dental care.
18	<b>Project Name</b>	West Suburban PADS - Emergency Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Services
	<b>Needs Addressed</b>	Reduce Homelessness
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Two rotating shelters in the City of Berwyn
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	West Suburban PADS - Emergency Shelter
<b>19</b>	<b>Project Name</b>	Water Main Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$450,000
	<b>Description</b>	Remove and replace water mains in low-mod census tracts.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Water Main Replacement.
<b>20</b>	<b>Project Name</b>	Solutions for Care - Age Options
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Staff salaries and costs to help seniors remediate hoarding, and other types of living condition health issues, and working with the senior on other related matters
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Remediation of hoarding and related living condition health issues.
<b>21</b>	<b>Project Name</b>	Sarahs Inn
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homelessness prevention – abuse prevention

**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**

The City’s CDBG allocation is devoted entirely to serving Berwyn’s low-to-moderate income population. Census tracts have been identified where the majority of residents are low-to-moderate income. Berwyn is a small city of less than four square miles, and these low-and moderate census tracts are dispersed throughout the city with the exception of the southwest quadrant (roughly). CDBG Blight reduction and Public Improvements and Facilities activities will be targeted exclusively in these low- and moderate income areas.

The Community Development Program takes place exclusively in low/mod income block groups in Berwyn (target area). Per 2010 Census, the Program will cover these blocks: 8146.00 (BG 1,4, &5); 8147.00 (BG 2,4,& 5); 8148.00 (BG 5); 8149.00 (BG 1,2, & 3); 8150.00 (BG 1,2, & 3); 8151.00 (BG 1, & 3); 8154.00 (BG 1) and; 8155.00 (BG 3,4, & 5)

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 21 - Geographic Distribution**

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

The City's comprehensive plan and related studies provide a common vision and framework for enhancing the quality of life for all in Berwyn. Elements of this framework include access to health care and services, education, open space and parks, and a diversity of shopping, entertainment, and cultural opportunities. The introduction of green-building, preservation, and transit-oriented development further guide the type and location of investments the city will make in the coming years. Because CDBG must primarily benefit low- and moderate-income persons and areas, funding will be focused on providing that benefit. To the extent that these populations are scattered throughout Berwyn, that investment will benefit the majority of the city's geographic areas.

The recent experience with the Neighborhood Stabilization Program (NSP) illustrates this rationale. Berwyn's goal was to use these funds to stabilize neighborhoods by eliminating vacant/foreclosed properties. Special attention was paid to areas hardest hit – those containing the highest concentration of low-income residents with the highest potential for additional foreclosures that were not likely to be absorbed by the private market.

## **Discussion**



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

### **Introduction**

Most underserved needs involve special needs populations and the provision of appropriate shelter and supportive services.

The City's underserved needs relate primarily to its aging housing stock and public infrastructure. Realizing that CDBG funds are severely limited, the City's program has made every effort to encourage owners to maintain their properties. It has worked with the federal, state, and county governments to apply for and implement an array of programs, ranging from foreclosures to homeless, and provide affordable housing opportunities to all those in need.

This plan provides insight into the interdependence of physical, social, and economic conditions in Berwyn. Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are the mostly likely to bear the burden of these needs. Strategies to address such concerns as poverty, lead-based paint hazards, affordable housing and homelessness, and the physical environment are highly dependent on federal funding that appears to be on the wane. However, much can be achieved locally by working together cooperatively. The City has reached out to the County, the State, and nearby jurisdictions and they have all responded with a strong commitment to enhance coordination, develop institutional structures, and support community development. This plan, along with the City's new comprehensive plan and other local initiatives, provides a roadmap for that engagement.

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

The City will continue to work with these parties and with nearby jurisdictions to ensure that the public, private, and nonprofit sectors are doing everything possible to meet the needs of the underserved. In addition, the City will continue its support for fair housing activities that target many of the City's underserved residents, providing equal access to housing and assisting those facing unfair treatment in the housing market.

Underserved populations in Berwyn include the elderly and disabled, and those seeking work that cannot find employment. The City will rely on its network of public and nonprofit service agencies, along with its ties to the private sector and economic development agencies, to provide an array of supportive services and limited financing. CDBG funds will also be used to fund ADA improvements at public facilities, benefitting persons with disabilities that are often underserved.

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

To foster and maintain affordable housing, Berwyn will continue to take such actions as support efforts to:

- Educate the public, lenders, and housing providers about rights and responsibilities under the Fair Housing Act. The city will join outreach campaigns to employ radio and print public service announcements, in English and Spanish, to let the public know what to do if they experience housing discrimination and to engage in enforcement actions if discrimination does occur.
- Purchase and resell foreclosed properties, and encourage the new purchaser to do the rehabilitation work necessary to bring the property into compliance with housing and building codes. Berwyn was successful in promoting this type of activity under HUD's "Officer Next Door Program" and more recently, through the Neighborhood Stabilization Program to address foreclosures.
- Focus on areas hardest hit by foreclosures, having the highest unemployment rate and concentrations of low-to-moderate income residents, which are likely to experience additional foreclosures.

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

Berwyn will continue to work with the Cook County Health Department and other agencies to increase public awareness of lead paint hazards. The Health Department will work with McNeal Hospital to test pre-school children for lead poisoning and coordinate these efforts with other hospitals such as Loyola serving the area. The City's Licensing Department will work with licensed day care providers and the school systems to distribute information to all parents and guardians of young children.

The City will follow its procedures for incorporating lead requirements into its housing rehabilitation programs and to the extent funds are available, remediate lead paint hazards through its Emergency Assistance Single Family Rehabilitation Program for low- and very-low income homeowners.

As it conducts its code inspections, the City will distribute advisory sheets to inform residents of potential lead-based paint hazards and provide instructions on how to avoid these hazards.

The City will also require its rehab supervisor and housing counselor to take the training necessary to maintain their certifications in lead inspections, hazard assessment, and lead safety. All contractors selected under the City's housing rehabilitation programs will be required to be lead certified.

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

Actions planned to reduce the number of poverty-level families include those funded directly and

indirectly by the CDBG Program. Regardless of the source of funding, Berwyn's approach to reducing poverty includes comprehensive measures to promote self-reliance, create new opportunities, and ensure affirmative participation. It also includes reducing housing and transportation cost burdens and providing direct assistance to those at-risk of poverty and those presently confronting severe needs caused by poverty.

Berwyn will continue its efforts to reduce poverty among those able to work by assisting low-skilled residents to obtain skills training and employment. The City will join with adjacent municipalities in seeking job training and placement funding for low-income residents and encouraging employment opportunities in areas needing commercial revitalization and redevelopment. It will support the efforts of school systems, social service agencies, and economic development programs to assist job seekers in accessing job postings and referrals and in obtaining help with job applications and interviews. To the greatest extent feasible the City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in connection with the projects awarded under its CDBG contracts. In addition, the City will encourage new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives. It will encourage groups supporting women and minority-owned businesses to do the same.

For those in poverty or on the brink of poverty, Berwyn will continue its partnerships with its sub-recipients and others in providing direct services, referrals, and mentoring. A major focus will continue to be the physical safety and improved health of all those threatened with isolation and exclusion, including those with disabilities, Veterans, the homeless and those at risk of homelessness, and victims of domestic violence and HIV/AIDS. A major effort to reduce the impact of service cutbacks and increased living costs, especially for seniors, will provide assistance with transportation, general home maintenance programs, and police protection and community facilities. While this may not reduce the level of poverty for some, it will ensure that resources are used to their maximum benefit, and may provide assistance to change their circumstances permanently for the better.

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

The City has developed an effective team, both inside and outside local government, to implement the CDBG Program and leverage its limited resources. It will facilitate communication between City department and their staffs and continue to reach out to the public and community-serving agencies and stakeholders to discuss community development, housing, and related issues and opportunities. The CDD is encouraging all of its staff, sub-recipients and community partners to maintain the highest professional standards and ethical conduct. All CDD staff will undergo training and recertification on a continuous basis through HUD and other vendors.

To the greatest extent feasible the City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in

connection with the projects awarded under its CDBG contracts.

As part of its annual action plan submissions, the City will certify that it is in conformance with CDBG and other federal regulations related to the expenditure of its entitlement funds and related housing and community development activities. It will continue to meet its obligations for timely expenditure of these funds and utilize its own Finance Department and accounting systems to disburse funds that will also be tracked through HUD's Integrated Disbursement and Information System (IDIS).

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

The City will provide input during the year to other City agencies, nonprofit organizations, and adjacent jurisdictions regarding consistency of their plans and proposals with the City's Consolidated Plan, as required under CFR Section 91.510.

The City's Community Relations Commission will continue as the focal point for those experiencing or reporting discrimination. Counsel and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, the Heartland Alliance, the Sergeant Shriver Center, the Chicago Community Trust and the Chicago Coalition for the Homeless.

The City's sub-recipients will continue to support the City's homeless and non-homeless special needs populations. These agencies will continue to leverage and extend the limiting funding available through the CDBG Program.

The City will encourage coordination and leverage of scarce resources to fill service gaps and eliminate duplications of service.

### **Discussion**

This plan provides insight into the interdependence of physical, social, and economic conditions in Berwyn. Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are the mostly likely to bear the burden of these needs. Strategies to address such concerns as poverty, lead-based paint hazards, affordable housing and homelessness, and the physical environment are highly dependent on federal funding that appears to be on the wane. However, much can be achieved locally by working together cooperatively. The City has reached out to the County, the State, and nearby jurisdictions and they have all responded with a strong commitment to enhance coordination, develop institutional structures, and support community development. This plan, along with the City's new comprehensive plan and other local initiatives, provides a roadmap for that engagement.

## Program Specific Requirements

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

#### Introduction

#### 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	18,119
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>18,119</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.	100.00%

## **Discussion**

The City uses a single year (PY 2015) in determining the amount of CDBG funds that benefit persons of low- and moderate- income.

## Appendix - Alternate/Local Data Sources

1	<p><b>Data Source Name</b></p> <p>Berwyn public housing voucher data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The Housing Authority of Cook County provided data on Berwyn residents to replace the default data in IDIS that included all of Cook County.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set included a breakdown of tenant based vouchers.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Data is customized for Berwyn rather than Cook County as a whole.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>
2	<p><b>Data Source Name</b></p> <p>U.S. Census / ACS Population and Household Data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Income data is no longer included in decennial census, the 07-11 estimates are 50,361. Source 2007-2011 ACS 5-year estimates. Table DP-03</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>More recent population and household data than is currently in IDIS was provided.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2010 - US Census (Population) 2007-2011 ACS (Households)</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>See Census Bureau/ACS</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>See Census Bureau/ACS</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>See Census Bureau/ACS</p>