



**Community Development Department**

**Program Year 2022**

**Consolidated Annual Performance  
and Evaluation Report**

**October 1, 2022 – September 30, 2023**

**December 31, 2023**

**FINAL**

**Contact Community Development  
At 708-795-6850**

## **Executive Summary**

The Consolidated Annual Performance and Evaluation Report (CAPER) meets the performance reporting requirements of the U.S. Department of Housing and Urban Development (HUD) as set forth with the Consolidated Plan Regulations at 24 CFR 91.520. This report describes the Community Development Block Grant (CDBG) funded activities undertaken by the City of Berwyn during the Program Year 2022, beginning October 1, 2022 and ending September 30, 2023.

These grants fund community development efforts to improve housing, economic, social conditions, and opportunities for low-income and moderate-income residents of the City.

The City funded and administered projects to address the four main goals of the Consolidated Plan. The City also promoted its goals and strategies through administrative actions, including supporting non-profits, planning and coordinating local resources, and collaborating with other organizations and governmental agencies such as Cook County / the Cook County Consortium. The City did not hinder the implementation of any part of the Action Plan or Consolidated Plan through action or willful inaction.

A draft of this report was made available for public review and comment period beginning December 1, 2023. The City solicited written comments and held a public hearing on the CAPER @ 10:00 a.m. on December 15, 2023 at 6700 W 26<sup>th</sup> Street, Berwyn, Illinois. The complete document is available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department, and the city's website.

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) meets the performance reporting requirements of the U.S. Department of Housing and Urban Development (HUD) as set forth with the Consolidated Plan Regulations at 24 CFR 91.520. This report describes the Community Development Block Grant (CDBG) funded activities undertaken by the City of Berwyn during the Program Year 2022, beginning October 1, 2022 and ending September 30, 2023.

These grants fund community development efforts to improve housing, economic, social conditions, and opportunities for low-income and moderate-income residents of the City.

This report summarizes the accomplishments of program year 2022 (PY22), the third year of the City's 2020-2024 Consolidated Plan.

The PY 2022 Annual Action Plan focused heavily on public improvements and facilities. The City completed sewer and street projects initiated during the current year. The sidewalk replacement project in low- and moderate-income areas was also completed during the 2022 program year.

Public service and homelessness activities helped improve the lives of seniors (bus service, health), persons with disabilities (scholarships for special recreation and cultural enrichment), youth (children's dental care, teen trauma services, and youth internships for at-risk youth), and domestic violence prevention and homeless services.

The City's Single Family Rehabilitation program completed two projects in PY2022, and another project was completed in October 2023 (in the PY 2023 program year).

On April 12, 2022, the City amended the PY 2019 Action Plan (third amendment) to address the reallocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus, per funding through the Coronavirus Aid, Relief and Economic Security Act (CARES Act); CDBG-CV total \$1,107,768. Please see **CR-45-CDBG 91.520(c)**. The City did not amend the Consolidated Plan or any Action Plans in PY 2022.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	7	22.33%	5	2	40%
Homelessness Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	80	6	7.50%	25	0	
Public Improvements and Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40,000	24,899	62.25%	12,000	12,134	101.12%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6,000	3,756	62.60%	500	1,547	309%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As summarized below. Berwyn targeted its CDBG and CDBG-CV funds towards achieving its highest priority Consolidated Plan and Action Plan goals during 2022.

**Affordable Housing Priorities**

To address the city's aging housing stock, the Consolidated Plan placed a high priority on supporting Berwyn homeowners to maintain their homes and address repairs that posed health and safety hazards. The plan supported the Single Family Rehabilitation Loan Program (SFR Loans) to assist low- to moderate-income residents (under 80% AMI) make code-compliant home repairs. This effort aims to maintain the number of units available to LMI residents and the number of LMI residents living in owner-occupied housing. SFR Loans are no-interest, no-payment loans that are repaid when the owner sells or refinances the property.

The Community Development Department continues to work with homeowners to identify viable projects; 221 Homeowners contacted the Community Development Department for SFR information. Staff reviewed the application process with 31 homeowners seeking financial assistance. The City completed two Single Family Rehab projects and initiated a third in PY 2022. The Single Family Rehabilitation Coordinator continues to reach out to homeowners offering assistance with the application process. Although the City actively markets and receives requests for housing rehabilitation assistance, challenges remain in identifying income-qualified households that are eligible for the program.

**Homeless priorities**

The Consolidated Plan identified homeless persons who were unsheltered and living in a place not fit for human habitation within Berwyn. During the program year, homeless provider subrecipients funded their services through other sources such as ESG and other CARES Act grants. Therefore, the City funded other programs while continuing to coordinate with homeless service providers and the Alliance to End Homelessness during PY 2022. The City will continue this coordination and directly fund emergency shelter for persons experiencing homelessness when appropriate.

The City worked with Sarah's Inn on domestic violence issues that are often a cause of homelessness. The City's SFR Program also helps maintain homes to reduce homelessness caused by substandard housing. In the spring of 2020, the City recognized an increased risk of homelessness

resulting from job losses associated with the COVID-19 pandemic.

Accomplishments for each of these programs are described in greater detail in the CDBG Activity Summary Report (PR03) report in the appendix. In addition to directly funding programs, the City, which does not receive Emergency Solutions Grant funding, also addresses homeless priorities through its engagement with the Alliance to End Homelessness in Suburban Cook County. The Alliance coordinates the assessment and outreach to homeless persons throughout several surrounding jurisdictions. See CR-25 -Homeless and Other Special Needs below for additional information.

### **Progress made in carrying out strategic / action plan (Cont.)**

While the pandemic affected the execution of Berwyn's CDBG-funded programs, the City also received additional funds to respond to its impact. On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security ("CARES") Act, Public Law 116-136 made available \$5 billion in Community Development Block Grant Coronavirus ("CDBG-CV") funds to respond to the growing effects of the historic COVID-19 public health crisis. During 2022, the Department of Housing and Urban Development ("HUD") notified the City of Berwyn that it would receive two separate allocations of CDBG-CV funding, totaling \$1,107,768 (\$755,917 and \$351,851). The City amended the Consolidated Plan and the PY 2019 Action Plan to include each CDBG-CV allocation to address the COVID-19 pandemic on June 23, 2020 and February 9, 2021. On April 12, 2022, the City amended the PY 2019 Action Plan (third amendment) to address the reallocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus. The City cancelled the Mortgage, Rent, and Utility Assistance program and the shelter program due to inactivity/availability of other resources to fund such programming. The City completed its Mortgage, Rental and Utility Assistance grant and reallocated the balance to eligible CDBG-CV service and public facility projects.

### **Use of Funds - Public Services, Public Facilities, Admin**

During the consolidated planning process, survey respondents and forum participants frequently called attention to the need for health and support services for vulnerable populations. Residents were particularly concerned that the existing services did not meet the needs of the senior and youth population. There was also a strong demand for services and facilities to meet the needs of youth, seniors, and working parents in need of childcare. Many participants expressed a desire to see multiple services integrated into one common space. During PY 2022, the City

supported high priority community (public) service activities identified in the Consolidated Plan, including:

- The Berwyn Senior Bus Program provided bus transportation for 257 Berwyn seniors, including 155 seniors with disabilities.
- Children's Dental Clinic Program provided 539 Berwyn children with in-clinic preventative and restorative dental care
- West Suburban Special Recreation Day Camp provided 10 Berwyn children with disabilities and Seasonal Assistance Program provided 11 children with art, cultural, and other recreational programming. The pandemic impacted these programs.
- Youth Crossroads Family Support Services Teen Trauma Program assisted 304 at-risk Berwyn youth through school-based trauma counseling services. Youth Crossroads Youth Intern Leadership Program engaged 210 low-income Berwyn teens in Youth Leadership Program (YLP) activities. Accomplishments for each of these programs are described in greater detail in the CDBG Activity Summary Report (PR03) report in the appendix.

Public Facilities and Public Improvements emerged as among the highest rated priorities needs both in the community forums and in the individual survey responses. In fact, improving a broad range of public infrastructure was the greatest priority for PY 2022. The City targeted most funds for enhancing the viability of low- and moderate-income neighborhoods through street, sidewalk, and sewerage programs. The City also continued its long-term initiative to remove architectural barriers from public and community buildings.

- Sidewalks: The City replaced a total of 17,778.80 of CDBG sidewalks, 116.1 FT of concrete curb and gutter, and 170 square feet of ADA-compliant detectable warnings, including restoration of all disturbed areas.
- Sewer: The 2022 City Sewer project included the adjustment of 8 catch basins, 3,974 FT of combined sewer televising and replacement 93 frames and lids and replacement of 75 FT of clay combined sewer. The PY 2022 Sewer project was completed by September 2023.
- Streets: The 2022 City Street Project replaced approximately 4,042 LF of deteriorated street; 1,649 LF of sidewalk replacement; 125 LF of detectable warnings for ADA compliance and 1,660 LF of pavement marking replacement.

Program Administration: The department is committed to administering its programs effectively and equitably and ensuring that all eligible community members can benefit from program activities.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	1071
Black or African American	116
Asian	19
<b>American Indian or American Native</b>	5
Native Hawaiian or Other Pacific Islander	1
Asian and White	16
Black or African American and White	3
Multi-Racial	111
Total	1339
Hispanic	854
Not Hispanic	485

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

\*\* Total Race includes 111 Other Multi-Racial, a category excluded from the Table in system.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,676,365.00	1,558,014.95
CDBG-CV	public - federal	1,085,710.42	372,562.50

Table 3 - Resources Made Available

### Narrative

The City expended \$1,558,015 of CDBG Funds during PY 2022, which included reallocated prior year funds as well as program income. During the program year, Berwyn receipted and expended \$124,668 in Program Income. Over 80 percent of non-administrative expenditures were invested in public infrastructure, with the remaining expended on public services, and affordable housing rehabilitation. In addition, the City also expended \$372,562 of CDBG-CV funds in PY 2022.

The City met or exceeded all CDBG standards during the program year:

- Nearly 100% of funds were expended on activities that benefited low and moderate-income residents
- The City expended or obligated 18.50% during PY 2022 year grant for planning and administration, meeting the 20% statutory cap for these activities. A second planning and administration test looks at the actual CDBG grant funds used (excluding program income). Berwyn continues to remain below 20% of grant funds excluded for all years since the test's inception.  
Total expenditures and unliquidated obligations for public service activities (adjusted for expenditures against previous unliquidated obligations) was 10.43% of the annual grant, under the 15% statutory cap on public service activities.
- The City met its timeliness test obligation, with a 1.01 ratio, below the 1.5 CDBG standard, on August 2, 2023. The City also continued to expend funds on large infrastructure projects through the remaining program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City's CDBG allocation is devoted to serving Berwyn's low- to moderate-income population. CDBG Public Improvements and Facilities activities are in and targeted exclusively to neighborhoods and Census Tracts where most residents are low- to moderate-income. Low- and moderate-income census tracts are dispersed through Berwyn's area of less than four square miles, except for the southwest quadrant (roughly).

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Fund leveraging was encouraged among the city's CDBG partners. The city especially benefitted from additional resources that local and regional nonprofit organizations brought to city to provide a wide range of services to residents with low or moderate incomes and special needs. Subrecipient-leveraged funding sources included organizational fundraising, private donations, Cook County and State of Illinois funds, other Federal resources, and in-kind contributions. For PY 2022, subrecipient organizations awarded CDBG funds anticipated leveraging approximately \$1.9 million. No publicly owned land within the City of Berwyn is utilized for CDBG.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	3
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>5</b>	<b>2</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City has not met its Single Family Rehabilitation goals for the year. The Rehabilitation Program was impacted first by the COVID-19 Pandemic stay-at-home orders and subsequently by the reluctance of homeowners to allow home inspection visits. Although the City actively markets and receives requests for housing rehabilitation assistance, challenges remain in identifying income-qualified households that are eligible for the program. The city's Single Family Rehabilitation program completed two projects in

PY22. The City had one project in process which was completed in PY 2023.

The City continues to identify new ways to inform residents about the single-family rehabilitation program, such as enclosing program brochures in water bills.

During PY 2022, 221 homeowners contacted the Community Development Department seeking more information on the Single Family Rehabilitation program. Of these, 31 homeowners requested and received applications. Five applications were submitted for consideration. Two applicants were over income, and their applications were rejected. Three applicants were approved, and two projects were completed in PY 2022. One project had a slight contractor delay and was completed in October 2023 (PY 2023).

**Discuss how these outcomes will impact future annual action plans.**

The City remains committed to the Single-Family Rehabilitation program as both a means to allow low- and moderate-income residents to remain in safe and suitable housing and maintain the viability of its many residential neighborhoods. The City continues to aggressively expand outreach to boost participation in the program and has taken a more active role in working with smaller contractors. The City evaluated pre-pandemic demand for housing rehabilitation loans when developing its 2020-2024 Consolidated Plan and will amend if necessary programming continues.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	1	0
Moderate-income	0	0
<b>Total</b>	<b>2</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

HUD’s [Worse Case Housing Needs 2023 report](#) showed that the Chicago region’s households with 0-50% HUD Area Median Family Income (HAMFI) continued to struggle with housing problems. In fact, the share of unassisted households with severe problems increased more than in many other regions between 2019 and 2021. The City initially targeted its CDBG-CV funds towards short-term rent and mortgage payments. However, Berwyn’s subrecipient partners identified other CARES Act resources to cover these costs.

The City's CDBG allocation is devoted to serving Berwyn's low- to moderate-income population. Because of limited resources as a small Entitlement grantee, the City supports regional partners to address

residents' worse housing case needs. The City of Berwyn is a member of the Cook County Consortium and continues to support affordable housing development. Needs are addressed through public service funded activities with a variety of subrecipients and local COC coordination.

Through the Single Family Rehabilitation program and the North West Housing Partnership, funds are available for the homes of people with disabilities who need assistance in modifying their homes with accessible features such as ramps and lifts.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As a small CDBG-only Entitlement community that does not receive ESG funding, the City provides referrals and supports the Alliance to End Homelessness in Suburban Cook County, which coordinates the assessment and outreach to homeless persons throughout several surrounding jurisdictions. The City continued leveraging federal and state resources to assist provider agencies through services, and its local commitment to expanding mental health services using CDBG-CV funds with the Berwyn Police Department.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Throughout Cook County, emergency, transitional, and safe-haven facilities provide shelter for veterans, households, and individuals. Before the pandemic, Berwyn had 80 beds available in two shelter locations. St. Mary of Celle (1428 Wesley) has 60 beds, and Unity Lutheran Church (6720 W. 31st St.) had 20. Housing Forward, a local homeless provider, also reports six supportive housing units in Berwyn.

Due to the COVID-19 Pandemic, all shelters were closed. Clients were moved out of crowded Homeless Shelters to hotels and motels, offering a solution to escape the ravages of the coronavirus. Housing Forward signed an extension to the one-year agreement with a local 65-room hotel in Oak Park to serve as housing for its homeless clients, temporarily ending its rotating nightly shelter service. The move followed the national trend of nonprofits utilizing empty hotel space to safely house homeless individuals and families, who are among the most vulnerable to the COVID-19 coronavirus.

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

Due to limited capacities, the City's approach to helping residents avoid becoming homeless and to transition to permanent or independent housing is primarily referral-based. The City refers residents to the Alliance to End Homelessness in Suburban Cook County and the Cook County Housing Authority.

### **Helping homeless persons (especially chronically homeless individuals and families, families**

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

The City works closely with the Alliance to End Homelessness in Suburban Cook County, Housing Forward, and BEDS Plus to support several nonprofit organizations and programs. These partners work with persons experiencing homelessness. They assist elderly, persons with severe mental illness and disabilities, substance abuse problems, or HIV/AIDS to help prevent homelessness.

This support includes: helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living; preventing individuals and families who were recently homeless from becoming homeless again, and; helping those who are likely to become homeless after being discharged from publicly funded institutions and systems of care.

BEDS Plus provided the following data :

- 93 adults and 37 children, totaling 130 unique clients in 69 households were served in Berwyn during the PY 22 year.
- 73 clients in 56 households were from Berwyn and remain in Berwyn, including 47 clients in 33 households who received Homeless Prevention rental assistance.
- 11 clients in 8 Berwyn households were housed in neighboring communities- 1 was a survivor of domestic violence.
- 16 clients in 12 households from other communities relocated to transitional housing in Berwyn
- 38% of unduplicated clients were of Hispanic/Latino/a/x ethnicity and other race
- 45% were non-Hispanic Black
- 17% were non-Hispanic White

51% of all clients lived in Single-Female parent households.

Housing services help to stabilize the Berwyn real estate market in addition to helping individuals by preventing evictions and leasing a growing number of housing units for transitional housing programs.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Berwyn does not have a public housing authority or administer a Section 8 rental assistance program. The City relies on the Housing Authority of Cook County (HAAC) to provide this rental assistance. While it supports fair housing choice, the City has no control over how the authority provides this assistance.

The Cook County Housing Authority manages public housing and Housing Choice Vouchers low-rent units for County residents, which are located throughout the county. The vast majority of assisted households were extremely low-income, with the rest either low- or moderate-income. Assisted households included elderly and disabled (heads of household), as well as large households.

There are no Low-Income Housing Tax Credit (LIHTC) units in Berwyn. The City provides referral information for public housing resources and the Housing Choice Voucher program. There are no City requirements that would preclude the HCV holders from renting in the community from private landlords.

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

As noted in the CR35, Berwyn continues to support housing development, homeownership, and fair housing in our community. The City does not have land available for new development; however, prevention of units as a priority benefits all local residents, including those that may be clients of the HAAC. The City is also a willing partner of the HAAC as needed to support its residents and make any referrals to local housing counseling agencies as requested.

### **Actions taken to provide assistance to troubled PHAs**

N/A



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As noted in the City's Consolidated Plan and this CAPER, Berwyn supports public policies, funding, and actions that expand the creation of affordable housing, especially for lower-income households. City staff participates in regional discussions on mixed-income and inclusionary zoning and other potential policies to promote affordable housing. Having few vacant parcels, the city's existing housing stock remains the largest reservoir of opportunities to provide this housing.

Berwyn supports public policies, funding, and actions that expand the creation of affordable housing, especially for lower income households. City staff participates in regional discussions on mixed-income and inclusionary zoning and other potential policies to promote affordable housing.

In 2018, the City of Berwyn agreed to collaborate with Cook County and other municipalities to create a regional AFH. Cook County agreed to act as the lead agency. The analysis includes a review of the City of Berwyn's regulations, policies, procedures and practices, and how these variables affect housing and its residents. The completion of the analysis has been delayed due to COVID-19. The City continues to coordinate with Consortia jurisdictions and anticipates the final release of the AFH in spring of 2024.

The City intends to pursue opportunities to obtain additional funding and support from the federal government, private sector, and other sources to preserve the City's existing housing stock and explore opportunities to develop new housing. The City's adopted comprehensive plan provides a guide and framework for facilitating new development and preserving a good quality of life for all in Berwyn. The City implemented a new zoning ordinance that will reinforce these goals and support a sustainable future.

The provisions of this Zoning Code are adopted pursuant to the city's home rule authority under Article VII of the Constitution of the State of Illinois (1970) and the authority granted to the city by the Illinois Municipal Code for the following purposes:

- (A) Protect and promote the health, safety, comfort, convenience, and general welfare of the public.
- (B) Ensure adequate light, air, open space, privacy, and access to property.
- (C) Implement the goals and objectives of the city's Comprehensive Plan and the other land use policies of the city.
- (D) Maintain and promote orderly land use patterns and development.

- (E) Facilitate the provision of adequate public services and infrastructure.
- (F) Protect the city's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive.
- (G) Protect and enhance the taxable value of land, buildings, and structures.
- (H) Promote development that sustainably manages environmentally sensitive issues.
- (I) Define the responsibilities of the city's administrative bodies and establish procedures for the effective use of the provisions of this Code.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are most 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.

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 homelessness, and provide affordable housing opportunities to all those in need.

Underserved populations in Berwyn include the elderly and disabled and those seeking work who cannot find employment. The City relied 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 funded ADA improvements at public facilities, benefitting persons with disabilities who are often underserved. CDBG and other city resources also supported services for persons with disabilities and seniors.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All of the City's federally funded housing programs are designed to comply with the lead paint requirements of 24 CFR Part 35. Most of the CDBG-funded housing activities require lead-safe work practices. The City maintained its lead inspection and abatement requirements for its housing rehabilitation programs. It offered lead paint hazard remediation through its Single Family Rehabilitation Program for very-low, low- and moderate-income homeowners.

All contractors selected under the city's Single Family Rehab program must now be lead certified. Other organizations joined in warning of the dangers of lead poisoning and provided information to homeowners about how to renovate and preserve Berwyn's historic homes safely.

Participants in the City's programs are advised of the potential dangers of lead-based paint in their homes and sign a form verifying that they understand the potential hazard. The advisory sheet informs residents of the potential for lead-based paint hazards in their homes. It provides brief lead-based paint awareness information with instructions on obtaining the City's brochure for further information.

The City of Berwyn assists and encourages residents to replace their lead water services to promote better health through clean water. The City has extended the Lead Service Replacement program by waiving the tap connection fee for owner-occupied residential homes with three units or less. In addition, the City will restore the street after completed inspections and the street is properly backfilled.

Berwyn continues to work with the Cook County Department of Public Health, the Illinois Department of Public Health, and other agencies to increase awareness of lead paint hazards. Berwyn Public Health District worked with McNeal and Loyola Hospitals to test pre-school children for lead poisoning. In PY 2022, 13 Berwyn children were referred to CCDPH. Berwyn has the second highest number of children referred for lead exposure of all communities in CCDPH's suburban jurisdiction (over 120 communities). Since 2019, close to 90 children have been identified with elevated blood levels. During the PY 2022 program year, two housing units were remediated with one more in process, but not yet complete. CCDPH grant dollars are still available to help residents up to 120% Area Median Income with lead hazard repairs.

Once again, the City and Cook County coordinated efforts to prevent lead exposure to young children living in Berwyn as part of October's Poison Prevention Month activities. Parents with children under four were encouraged to contact the Berwyn Health Department to schedule a lead poison screening. Parents were notified that federal funds were available to test and remove lead and directed to the City's website for more information.

The City continues to create ordinances by using the Lead Poisoning Prevention Act to increase compliance with activities that identify exposed children or prevent exposure. The City will provide support and incentives for housing improvements to protect children from lead exposure from deteriorated lead-based paint and lead pipes. The City is exploring implementing a prospective rental inspection (PRI) program for multi-unit housing to identify lead hazards and require their correction. The Building Department will identify activities to ensure lead-safe work practices are developed and implemented by connecting contractors to lead-safe work practice trainings and explore the feasibility and value of implementing a Berwyn healthy homes or lead-safe ordinance.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Berwyn's actions to reduce the number of poverty-level families included 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.

On October 26, 2016, Cook County passed an ordinance to increase the minimum wage of covered employees working for a covered employer in Cook County. This ordinance affected those employers in the non-Chicago portions of Cook County. The city of Berwyn, a Home Rule Municipality, had the right under the Illinois Constitution to pass an ordinance that would supersede the Cook County minimum wage ordinance. The City of Berwyn's City Council followed the Cook County Minimum Wage Ordinance rather than opt-out. Effective July 1, 2017, the minimum wage was \$10/hr. Beginning July 1, 2020 the minimum wage for many Berwyn employees increased to \$13/hr. Starting July 1, 2021, the minimum wage will be adjusted for inflation each year after that. Cook issued a notice that effective July 1, 2023, the minimum wage for tipped workers increased to \$8.00, and the minimum wage for non-tipped workers increased to \$13.70.

Berwyn's City Council also chose not to opt out of the Cook County Earned Sick Leave Ordinance that establishes a right to paid sick leave for employees in Cook County. Berwyn will continue its efforts to reduce poverty among those able to work by assisting low-skilled residents in obtaining skills training and employment. The City will join adjacent municipalities to seek job training and placement funding for low-income residents and encourage 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.

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 encouraged new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives.

Berwyn also continued its partnerships with its subrecipients and others in providing direct services, referrals, and mentoring to residents in poverty or on the brink of poverty. The City addressed the physical safety and improved health of residents threatened with isolation and exclusion, including those with disabilities, Veterans, seniors, persons experiencing homelessness or 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 assist 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 enough assistance to change their circumstances permanently for the better.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Community Development Department staff, some of whom are bi-lingual, maintains the professional experience and expertise required to administer and account for the city's community development program. That experience includes working with subrecipients, residents and service providers, and with HUD's IDIS and accounting systems.

- The City expanded inter-department utilization and leveraging between federal and local resources, especially with the expansion of mental health services with CV funds.
- The City also expanded its technical assistance efforts with subrecipients to better understand CDBG requirements and documentation of expenditures. This has enhanced the capacity of local agencies and afforded better leveraging of resources.
- In response to the health emergency, the city held virtual meetings to receive community input on the 2020-2024 Consolidated Plan. Berwyn also began live-streaming a broad range of committee meetings (e.g. City Council meetings, zoning meetings).
- The Community Development Department participates in Cook County Consortium meetings in partnership with HUD to coordinate with the County and fellow Entitlement members and expand coordination for work with common subrecipients.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

During PY 2019, the City developed its 2020-2024 Consolidated Plan as a Cook County HOME Consortium member. The process included ongoing meetings among regional jurisdictions and outreach to social service agencies.

CDD personnel continue to coordinate services to help link senior citizens with other programs, and participation continues in the Alliance to End Homelessness in Suburban Cook County and the Cook County Continuum of Care.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Berwyn has analyzed its non-English speaking population and found that Spanish is the only language with a significant number of speakers. Accordingly, the City of Berwyn makes Spanish-speaking translators available at its meetings.

To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons upon request. It also began holding more virtual meetings during the program year.

### **Identify actions taken to overcome the effects of any impediments identified in the**

## **jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Although relatively affordable compared to many other jurisdictions, housing costs continued to rise in recent years. In October 2023, Berwyn home prices were up slightly compared to last year, selling for a median price of \$300K. As a result, housing affordability and availability have become a greater barrier to fair housing choice in Berwyn. The City is working closely with private lenders, the State, and Cook County to identify resources to maintain accessibility to Berwyn's housing stock for current and prospective residents.

For renters, The FY 2022 Fair Market Rents (FMR) for Chicago-Joliet-Naperville, IL HUD Metro FMR Area Small Area FMRs Cook County Illinois for a studio was \$1,080; one-bedroom \$1,170; two-bedroom \$1,340; three-bedroom \$1,700 and four-bedroom \$2,020. Rents in the City of Berwyn were slightly lower. The average rent for a studio apartment was \$980; one-bedroom \$1,070; two-bedroom \$1,240; three-bedroom \$1,570 and a four-bedroom \$1,870. The increased rents of four-bedroom units are significant because Berwyn has many larger units with four bedrooms or more. These larger units are in greater demand, which should drive their cost higher over the short run. At the same time, the lack of new housing development and rental housing opportunities, especially for seniors and young families, continues to place additional pressures on the existing housing inventory. The new small area FMRs, which guide Cook County's housing choice vouchers, are lower than these FMRs, presenting the possibility that voucher-holders searching for housing in Berwyn will not be accommodated.

Berwyn is continuing efforts to make its housing more energy-efficient and free of environmental hazards. Making Berwyn's homes more energy-efficient and free of such hazards as lead-based paint continues to be an essential part of promoting a healthy living environment, which additional funding could provide. The City remains optimistic that the comprehensive planning and grant funding coordinated by CMAP and the West Cook County Housing Collaborative will offer new opportunities to develop transit-oriented affordable housing development in Berwyn.

For people experiencing homelessness, gaps in the existing homeless delivery system slow efforts to provide permanent supportive housing. While supportive services are available, there is a shortage of caseworkers and a fully implemented, Continuum-wide approach to working with chronic homeless. An additional concern is the number of low-income individuals and children at imminent risk of needing to reside in shelters or become homeless.

The City supports several nonprofit organizations and programs that assist the elderly, persons with severe mental illness and disabilities, substance abuse problems, or HIV/AIDS. Organizations currently help approximately 200 of these individuals who are at risk of becoming homeless or requiring shelter.

The city's Community Relations Commission will remain 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.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City implemented revised policies and procedures for monitoring in PY 2015, with increased emphasis on ensuring subrecipients stay compliant with CDBG and OMB regulations and use awards to meet the objectives described in their applications.

The City advertises Invitations for Bid to market and promote contract and business opportunities for Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE). The City also requires contractors to solicit MBE and WBE subcontractors.

In PY 2022, the City had discussions with approved subrecipients to review expectations, reporting requirements, and other issues such as income verification and contracts, including specific contract requirements, expectations, and compliance issues.

Before paying subrecipients, CDD staff closely review invoices to ensure proper documentation is submitted and that the contracted services were provided. Following the procedures outlined in its "Monitoring Standards and Procedures" guide, the City conducted in-person monitoring with four subrecipients to review reimbursement submissions, the income verification process, and other program aspects.

Finally, each subrecipient must submit an annual report by which the CDD can evaluate whether the planned objectives were met in a timely and cost-effective manner. The City utilizes the subrecipient contracts and reports to follow HUD reporting requirements and compare actual with proposed accomplishments.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A draft of this report was made available for public review and comment from December 1 through December 15, 2023, and held a public hearing on the CAPER on December 15, 2023, at 10:00 a.m. @

6700 W 26th Street, Berwyn, Illinois. The complete document is available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department, and on the City's website.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Berwyn has analyzed its non-English speaking population and found that Spanish is the only language with a significant number of speakers. Accordingly, the City makes Spanish-speaking translators available at its meetings. To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons upon request.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

PY 2022 represents the third year of the City's updated Consolidated Plan. The plan outlines the City's strategies for the program years 2020 through 2024. There have not been significant changes in the City's objectives since the development of the plan.

The Community Development Department developed an Amendment to the Five-Year Consolidated Plan ("Substantial Amendment to PY 2015-2019 Consolidated Plan") pursuant to HUD regulations and in accordance with a Citizen Participation Plan that meets HUD's requirements. On April 24, 2018, City Council approved the Resolution to adopt the Substantial Amendment to the Consolidated Plan Program years 2015-2019.

Due to the COVID-19 pandemic, additional funding of \$1,107,768 was made available to the City through the CARES Act in the form of Community Development Block Grant Corona Virus (CDBG-CV) funds. HUD mandated that each proposed project should prevent, prepare for, and respond to COVID-19 and waived the 15% public service cap to meet community needs.

### **Public Services CDBG-CV**

Public Services, including subsistence payments (short term rent, mortgage and security assistance) was initially one of the top needs of the hardships that Berwyn residents experienced due to COVID-19. The City awarded a partner organization \$698,121 to provide short-term emergency rental, mortgage and utility assistance (up to 3 consecutive months or CDBG-CV maximum) for low-income households experiencing loss of income due to COVID-19, and another \$20,000 of operating support for additional shelter costs associated with response to COVID-19. However, the City cancelled both programs due to inactivity and the availability of other resources to fund such programming. Funds were reallocated to eligible CDBG-CV service and public facility projects (see below).

**Community Development Block Grant CARES-ACT (CDBG-CV**

The City of Berwyn received Community Development Block Grant CARES ACT (CDBG-CV) funding in the amount of \$1,107,768. These funds will be used to prevent, prepare for, and respond to the coronavirus pandemic in a variety of ways. The 2022 amendment to the 2019 Action Plan reallocated funds for Shelter Services and Mortgage, Rental, and Utility Assistance based on changing conditions. The City added new projects for improvements to the City of Berwyn Recreation Department public facilities to protect and mitigate the impact of future health emergencies and for Mental Health service Counselors at the Police Department. As of this CAPER, the City of Berwyn allocated the funds as follows:

<b>Agency Name</b>	<b>Activity</b>	<b>Funded amount</b>	<b>Drawn Amount</b>	<b>Status of Project</b>
City of Berwyn	CDBG-CV Administration	\$55,388.00	\$20,644.58	Active
City of Berwyn	Mortgage, Rental Utility Assistance	\$2,295.00	\$2,295.00	Completed in IDIS Remaining balance reprogrammed
City of Berwyn Police Department	Mental Health Counselors	\$300,000	0	Active
City of Berwyn Recreation Department	Replace 40+ year old HVAC system in low-mod income area building	\$575,085	\$196,680.50	Active
City of Berwyn Recreation Department	Replace toilets, stall partitions, sinks, hair dryers, exhaust fans, upgrade for ADA accessibility in low-mod income area building	\$175,000	\$175,000	Completed

MOU agreements between the City of Berwyn, the Police and Recreation Departments were completed and signed on May 4, 2022. The Police Department anticipates submitting partial invoices for payment in January 2024. The Recreation Department bathroom project was completed August 2023.

The Recreation Department HVAC replacement project was partially completed in PY2022. The boiler replacement and electrical and piping upgrades were completed in August. The Air Conditioning replacement is slightly delayed due to continued supply chain issues. The Community Development Department is working with the engineer and contractor and is confident the equipment and project will be completed by March 2024.

Accomplishments for these projects will be updated in IDIS and addressed in future CAPER reports

The City certifies that the City:

- provided certifications of consistency in a fair and impartial manner;
- did not hinder Con Plan implementation by action or willful inaction;
- pursued all resources described in the Consolidated Plan; and
- used all CDBG funds for meeting a national objective. The City spent 100% of its CDBG program funds (not including administrative and loan payments) on activities that met a low- and moderate-income national objective.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**