

Resolution

HHS-R-0197-17

APPROVAL OF THE SUBSTANTIAL AMENDMENT TO THE
2014 ANNUAL ACTION PLAN OF THE 2010-2014
DU PAGE COUNTY CONSOLIDATED PLAN FOR HOUSING
AND COMMUNITY DEVELOPMENT

WHEREAS, DuPage County has participated in the Community Development Block Grant program since 1975; and

WHEREAS, a requirement of this program is the preparation of a Consolidated Plan for Housing and Community Development; and

WHEREAS, the 2010-2014 Consolidated Plan for Housing and Community Development was approved by the DuPage County Board on February 9, 2010; and

WHEREAS, DuPage County desires to amend the 2014 Annual Element of the 2010-2014 DuPage County Consolidated Plan for the purpose of increasing the funding amount to a HOME activity; and

WHEREAS, said Project Amendment was approved by the Community Development Executive Committee on February 7, 2017 and the Substantial Amendment by DuPage County Health and Human Services on March 21, 2017; and

WHEREAS, a 30-day public comment period was completed on March 16, 2017, and a public hearing was held on February 24, 2017, and, in accordance with federal regulations governing the development of consolidated plans, all comments have been included in the final draft of the Substantial Amendment along with responses to these comments.

NOW, THEREFORE, BE IT RESOLVED that the DuPage County Board hereby approves the Substantial Amendment to the 2014 Annual Action Plan of the 2010-2014 DuPage County Consolidated Plan for the purpose of increasing the funding amount of a HOME activity - Project HM15-05 - Bridge Communities Rehabilitation Project by \$260,641.96

BE IT FURTHER RESOLVED, that the Chairman of the DuPage County Board is authorized and directed to sign any certifications or forms required by the U.S. Department of Housing and Urban Development to enact the Substantial Amendment and the clerk is hereby authorized and directed to attest to such signature and affix the official seal thereto; and

BE IT FURTHER RESOLVED, that the Chairman of the DuPage County Board is hereby authorized to approve further amendments to said Consolidated Plan as may be required by HUD; and

BE IT FURTHER RESOLVED that the County Clerk be directed to send certified copies of this Resolution to Community Development Commission.

Enacted and approved this 28th day of March, 2017 at Wheaton, Illinois.

DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

Ayes: 15
Absent: 3

Attest: _____
PAUL HINDS, COUNTY CLERK

DUPAGE COUNTY 2014 ANNUAL ACTION PLAN

SPECIFIC ACTIVITIES TO BE FUNDED IN 2014 TO ADDRESS PRIORITY NEEDS

ACTIONS TO ADDRESS PRIORITY NEEDS

HOME PROGRAM FUNDING FOR AFFORDABLE HOUSING ACTIVITIES AND HOME PROGRAM ACTION PLAN REQUIRED ELEMENTS

Figure 3-8

Current Use of HOME Funding for Affordable Housing Activities

Potential Recipients of Funds	Project Descriptions of Potential Projects	Estimated Total Cost*	HOME Funding	Persons Benefited	Minority Benefit
Alden	New Construction – Senior Living Center	\$20,159,969	\$300,000	117	TBD
DuPage County; IHDA NSP Properties	New Construction of One Home	\$225,000	\$225,000	TBD	TBD
Finley Supportive Housing	New construction – Permanent supportive housing for disabled	\$3,749,710	\$818,350	12	TBD
DuPage Homeownership Center	Home Buyers Assistance	\$4,376,625	\$500,000	75	TBD
DuPage County	HOME Administration	\$123,000	\$123,000	N/A	N/A
DuPage County	Tenant-Based Rental Assistance	\$261,690	\$261,690	TBD	TBD
TOTAL		\$28,895,994	\$2,228,040		

IN ADDITION, a previously-approved HOME project requires an increase in funds. The increase is greater than 10% of the total HOME grant, necessitating a substantial amendment and public comment process. Bridge Communities Scatted Site Rehab was previously mentioned in the 2013 Action Plan (along with DuPage Habitat for Humanity and Community Housing Advocacy and Development), and entered into HUD's Integrated Disbursement Information System (IDIS) as part of Program Year 2014. Funding costs for the project are exceeding original estimates. Community Development staff secured a third-party cost reasonableness determination before requesting the increase. The original funded cost of the project was \$236,556. An additional \$260,641.96 is needed, which will bring the total cost to \$497,197.96. The additional HOME funds requested will be disbursed from unprogrammed 2015 funds.

DUPAGE COUNTY 2014 ANNUAL ACTION PLAN

APPENDIX D

PUBLIC COMMENTS

PUBLIC COMMENT

The original public comment period for the 2014 Action Plan Update of the 2010-2014 Consolidated Plan for Housing and Community Development was from January 3, 2014, to February 3, 2014.

The public comment period for the 2014 Action Plan Substantial Amendment took place between February 15, 2017 to March 16, 2017. No public comments were received.

Since no public comments were received, a summary of comments or view not accepted and the reasons for not excepting them is left blank.

A public hearing took place on Friday, February 24, 2017, 6:00 p.m. at the Jack T. Knuepfer Building, 421 North County Farm Road, Wheaton, Illinois, Room 3-500A.

No public comments were received.

DUPAGE COUNTY 2014 ANNUAL ACTION PLAN

NOTICE OF PUBLIC HEARING FOR THE 2017 ACTION PLAN AND 2014 ACTION PLAN AMENDMENT FOR THE DU PAGE COUNTY CONSORTIUM

DuPage County is beginning preparation of the 2017 Action Plan describing the use of these funds for the next program year. In addition, DuPage County is proposing an amendment to its 2014 Action Plan to allow for an increase in HOME funds for an existing project. A public hearing to obtain input for the Action Plans will be held as follows:

Friday, February 24, 2017, at 6:00 p.m.

421 North County Farm Road

Wheaton, Illinois

Conference Room 3-500A, 3rd Floor, North End of Building

The location of the public hearing is accessible to people with disabilities. Anyone requiring special accommodations should contact the Community Development Commission office at (630) 407-6600.

Please use the main entrance. We suggest that you park in the South parking lot.

DuPage County estimates it will receive approximately \$3.5 million in funding from the Community Development Block Grant Program, \$288 thousand from the Emergency Solutions Grant Program, and \$1.3 million from the HOME Investment Partnerships Act Program for a total of approximately \$5.09 million in Federal funding for FY2017. The overall goal of these three programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The DuPage County Consortium covers all of DuPage County and portions of Naperville that are outside of DuPage County and excludes the City of Aurora. It is estimated that 100% of DuPage County funds received from these three programs, and covered by the Consolidated Plan, will benefit persons of low and moderate income.

The draft 2017 Action Plan and 2014 amendment will be available on February 15, 2017, on the DuPage County Community Development Commission website, http://www.dupageco.org/Community_Services/Community_Development_Commission/31052/

Information on the Action Plan process may be obtained by contacting the DuPage Community Development Commission at (630) 407-6600. The Public Comment Period begins on February 15, 2017 with written comments accepted until 4:30 p.m. on March 16, 2017. Written comments may be sent to the DuPage Community Development Commission, 421 North County Farm Road, Room 2-800, Wheaton, Illinois 60187. You may also fax us at (630) 407-6601.

DUPAGE COUNTY 2014 ANNUAL ACTION PLAN

AGENDA PUBLIC HEARING

DUPAGE COUNTY, ILLINOIS
2014 Action Plan Amendment and
2017 Action Plan for Housing and Urban Development

Room 3-500a

6:00 P.M.

February 24, 2017

- Welcome
- 2014 Action Plan Amendment
- Annual Action Plan for 2017
- Questions
- Public Input
- Adjournment



**DUPAGE
COUNTY**

Community
Development
630-407-6600
Fax: 630-407-6601

Family Center
422 N. County Farm Rd.
Wheaton, IL 60187
630-407-2450
Fax: 630-407-2451

Housing Supports
and Self-Sufficiency
630-407-6500
Fax: 630-407-6501

Intake and Referral
630-407-6500
Fax: 630-407-6501

Psychological
Services
505 N. County Farm Rd.
Wheaton, IL 60187
630-407-6400
Fax: 630-407-6401

Senior Services
630-407-6500
Fax: 630-407-6501

COMMUNITY SERVICES

630-407-6500
Fax: 630-407-6501
csprograms@dupageco.org

www.dupageco.org/community

2014 Action Plan Amendment and 2017 Action Plan for Housing and Urban Development February 24, 2017 Public Hearing Minutes

In Attendance:

Jennifer Novak Chan, Community Development Administrator – DuPage County;
Christine Pedersen, Community Services Manager & Senior Accountant – DuPage
County; Therese Witkus, Community Development Specialist; Lon Kleisner, Program
Manager – Healthcare Alternative Systems; Elizabeth A. Teague, Grants Manager –
ChildServ.

Welcome:

Jennifer Novak Chan welcomed all in attendance.

2014 Action Plan Amendment:

An amendment is proposed to allow for additional funding to be given to the Bridge Communities Rehabilitation of Housing Units Project from uncommitted 2015 HOME funds. There was a significant increase in the cost estimates since the initial application was approved and funding awarded. HUD (Department of Housing and Urban Development) requires that a substantial amendment be undertaken when the ratio of the additional amount requested is substantially higher when compared to the initial total HUD grant awarded in 2014. This project was initially presented and mentioned in the 2013 Action Plan. 2014 HOME funding was used.

Public Comment:

No public comment was provided at this time. Novak Chan informed those in attendance that the comment period runs through March 16, 2017.

2017 Action Plan for Housing and Urban Development:

Novak Chan explained the Action Plan is now entered into the IDIS (Integrated Disbursement and Information) software system. It is a standard template.

The first section of the document explains the consultation process, citizen participation process, and the agencies that provided the input that helped developed the priorities for the current five year Consolidated Plan.

If the attendees had any comments or statements to make about the County's priorities for the 2018 Action Plan they could be stated at any time.

Expected Resources: The 2017 funding allocation is an estimate based on what was received in 2016. The federal budget has not been approved for 2017 funding. There is a continuing resolution into March.

The County receives three formula grants. Community development Block Grant (CDBG) is the largest and can be used for planning, economic development, public improvement, public service and housing rehabilitation activities. Since 1974 this program has been used to assist low and moderate income households, eliminate slum and blight and address urgent need. \$3.5 million in CDBG was received in 2016. An estimate of program income is also provided; this income is from loans. This year there was a large amount of carry over. A total of \$4.8 million is expected for 2017.

The HOME (HOME Investment Partnerships) program began in 1992 and is strictly a housing program: single family and multifamily for use in acquisition and rehabilitation. There is also a homebuyer assistance and tenant based rental assistance (TBRA) component. The rental assistance is for very low income individuals. This allocation, income, and carryover total is expected to be about \$1.6 million for 2017.

The third is the ESG (Emergency Solutions Grant) program. The program is a comprehensive homeless assistance grant with homeless prevention, rapid rehousing as well as services and shelter assistance. The estimated amount is \$288,000.

Also mentioned is the 2013 CDBG-DR (Community Development Block Grant-Disaster Recovery) program totaling \$31 million. The CDBG-DR is done through a separate process. There is approximately \$4 to 5 million left to allocate. Buyout of homes and public improvement and infrastructures have currently been undertaken with this funding. The \$31 million has to be completely spent by September 2019.

The CDBG projects proposed are municipal infrastructure improvements (streets, sewer and water, sidewalks etc.) supportive housing facilities improvement assistance, and ADA compliance assistance at a total of \$1.6 million.

Up to 15% of the CDBG funds can be used for public service (operational assistance). This funding has been restricted to housing and homeless agencies and NRCs (Neighborhood Resource Centers).

Goals: Affordable housing – First-time homebuyer assistance and new construction of rental units. Homeless assistance – Emergency rent/utility assistance, emergency shelter assistance, health and safety and basic needs services. Rehabilitation – Rehab of owner-occupied homes.

On page 53 in the 2017 Action Plan document is the full list of projects decided by Community Development Commission Executive Committee at its December 6, 2016 meeting. The pages that follow include information such as the infrastructure projects, capital improvement projects, public service assistance, emergency solutions grant and a breakdown of the HOME projects.

The plan also includes information on goals for affordable housing, identification of barriers and how to combat them, homeless assistance, nonhomeless special needs, foster and maintain affordable housing, and the plan on reducing number of poverty-level families.

Additional appendices in the back of the document contain the resale-recapture policy for the homebuyer program and written standards developed by the agencies receiving ESG funds in cooperation with the Homeless Continuum of Care committee.

Pedersen informed the attendees that the CDBG and ESG projects listed came through applications received in October of 2016. A scoring process is used. The applicants that score the highest by meeting the needs set forth in the consolidated plan are funded.

Novak Chan stated that the HOME funds awarded were from applications received back in December of 2015. Developing affordable housing takes much longer than grants for operating assistance. A new HOME application round will be announced soon.

Public Comment:

There was no public comment.

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http://www.dupageco.org/Community_Services/Community_Development_Commission/21957

Information on the Action Plan process may be obtained by contacting the DuPage Community Development Commission at (630) 407-6600. The Public Comment Period begins on February 13, 2017 with written comments accepted until 4:30 p.m. on March 16, 2017. Written comments may be sent to the DuPage Community Development Commission, 421 North County Farm Road, Room 2-800, Wheaton, Illinois 60187. You may also fax us at (630) 407-6601.

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Addison, Bensenville, Bloomingdale, Carol Stream, Glendale Heights, Glen Ellyn, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oak Brook, Oakbrook Terrace, Roselle, Villa Park, Warrenville, West Chicago, Wheaton, Winfield, Wood Dale, Aurora, Elmhurst, Woodridge

County(ies) of DuPage
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 8, 2017 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

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RECEIVED
FEB 13 2017
COMMUNITY DEVELOPMENT
DEPARTMENT

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I, PAUL HINDS, COUNTY CLERK AND CLERK OF THE COUNTY BOARD IN THE COUNTY AND STATE AFORESAID, AND KEEPER OF THE RECORDS AND FILES THEREOF, DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COUNTY BOARD AT A MEETING HELD AT THE DU PAGE CENTER, 421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS, ON THE 28TH DAY OF MARCH, A.D. 2017

ALL OF WHICH APPEARS FROM THE RECORDS OF THE PROCEEDINGS OF SAID COUNTY BOARD NOW IN MY OFFICE REMAINING.

GIVEN UNDER MY HAND AND OFFICIAL SEAL AT WHEATON, ILLINOIS, THIS 29TH DAY OF MARCH, A.D. 2017.

COUNTY CLERK AND CLERK
OF THE COUNTY BOARD OF
DU PAGE COUNTY, ILLINOIS