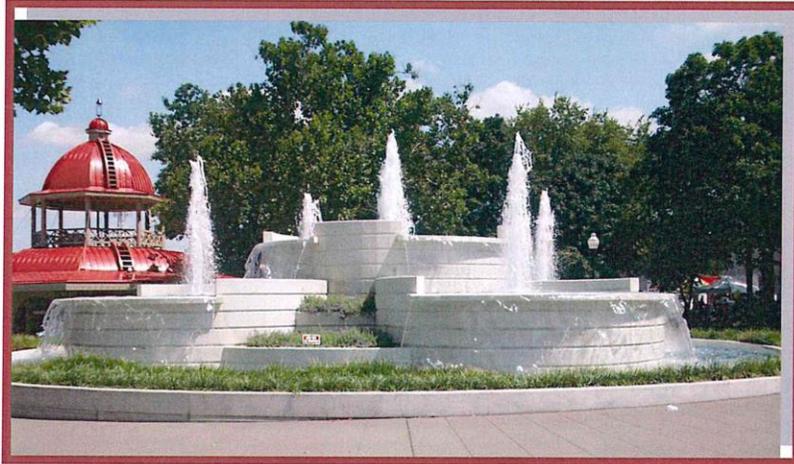


CITY OF DECATUR, ILLINOIS



ANNUAL ACTION PLAN

FY 2018



PREPARED BY:

**NEIGHBORHOOD SERVICES DIVISION
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT**

Executive Summary

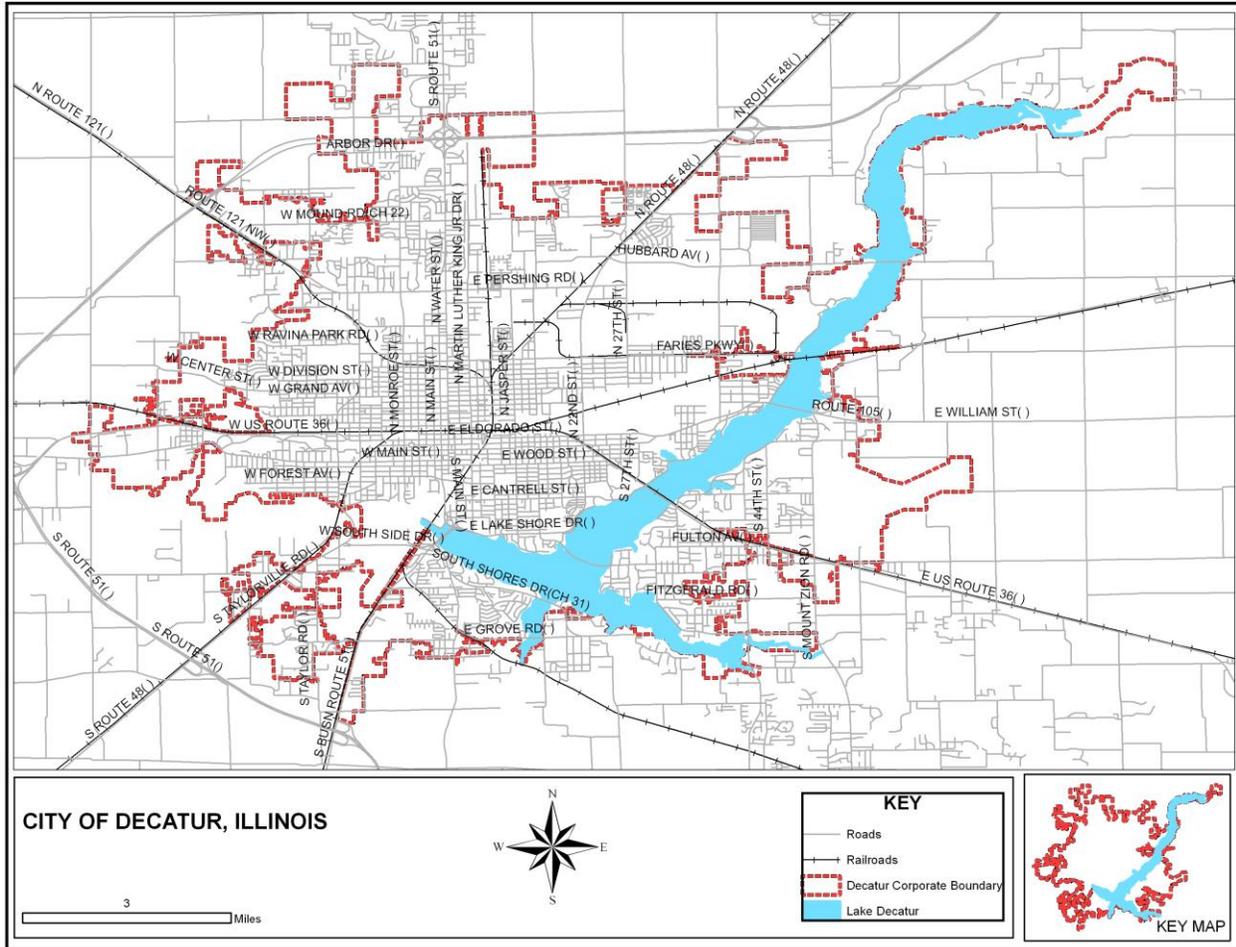
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This section presents the Fiscal Year 2018 Annual Action Plan which is the fourth year of the Consolidated Plan FY2015-2019. The 2018 Fiscal Year runs from May 1, 2018 through April 30, 2019. The Annual Action Plan provides a summary of actions, activities, and programs that will take place during the Fiscal Year 2018 to address the priority needs and specific objectives identified in the Consolidated Plan. The Annual Action plan identifies the linkage between the use of federal resources and the specific objectives developed to address the community's priority needs identified in the Consolidated Plan. The federal funds are to be used for decent housing, a suitable living environment, and economic opportunities.

For the 2018 program year, the City's estimated allocation is \$1,262,151.00 in Community Development Block Grant (CDBG) funds and \$330,899.00 in HOME Investment Partnership Program (HOME) funds. The CDBG funds and HOME funding will be used to support activities which benefit very low, low, and moderate-income persons. The CDBG funds and HOME funds will be used in conjunction with program income, carryover funds, and other funding sources to complete programs and projects to further the goals and objectives of the Consolidated Plan.

The Annual Action Plan presents the City's strategy for use of the anticipated entitlement funding allocation during Fiscal Year 2018, in conjunction with other sources, to meet the objectives outlined in the Consolidated Plan for housing, homelessness, special needs, public services, economic development, public improvements, and neighborhood revitalization. The information will be presented in narrative form and table form. Finally, it states the manner in which the City intends to address other areas covered in the Consolidated Plan including barriers to affordable housing, coordination of resources, and program monitoring.



City of Decatur

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City proposes to address its objectives through programs that: assist low income families with housing rehabilitation which will address code issues, energy efficiency, accessibility, emergency assistance to enable families to remain in their homes, financial assistance to first time homebuyers, improve the living environment through housing code enforcement, and provide expanded educational-job training opportunities. The expected outcomes will provide decent, safe, sanitary, and affordable housing, improve the quality of the living environment, and increase economic opportunity.

Utilizing 2018 funds, carryover fund, and program income, the City anticipates providing assistance to eliminate hazards in a minimum of 11 homes, address residential improvements for 6 homeowners, and

address code compliance in 5 homeowner-occupied units. Using 2018 funds in the low income census tracts, the city will address code enforcement for approximately 200 units.

Through the Citizen Participation process, residents and organizations identify the needs and the level of need in the community. 2017 CDBG funding was decreased from the 2016 funding. Proportional changes were made to public improvement CDBG funding. Should funding be changed for 2018, the proposed activity budgets will be proportionally increased or decreased.

The community has seen a decrease in funding in many areas which has impacted housing, services, employment, and organization staffing. Without the resources, the community cannot address essential needs. Funds have been identified for public service activities which provide education for future employment and training programs. Homeowners may access the Emergency Program through a first-come first serve process. This program addresses dangerous, life-threatening housing conditions for the homeowner. An Emergency Program example: Cracked heat exchanger on a furnace is leaking carbon monoxide (CO). The furnace would be removed and replaced for the owner occupied housing unit. The CDBG and HOME Residential Rehabilitation Program is handled in a lottery process. Low income residents complete a form which provides contact information, location of the home, and requested housing assistance. Residents drop the form in a "Lottery Box" when the lottery program is open and they are given approximately six weeks to deposit a form in the lottery box. Names are periodically drawn from the box. Homeowners are contacted. Appointments are scheduled for homeowner to apply for assistance. Residents have historically identified the need for assistance with home rehabilitation of roofs, accessibility, and energy conservation.

When public service funding is identified for a Consolidated Plan need, a notice is provided to the public through various sources: media releases, the City of Decatur web, agency meetings, and mailings. An example: the Education and Employment Training program is handled through a notice of funds available to address the community need for adult education and employment preparedness. An information class is held for potential agencies. The class identifies the regulations, policy, and procedures associated with the program. The agencies are provided information on how the agency is scored, what attachments are required and a deadline for applications. Applications are reviewed and scored. Recommendations for funding are directed to the Decatur City Council.

3. Evaluation of past performance

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

The Consolidated Plans identified various goals. A number of the goals were satisfied yet other goals were unmet. Some of the challenges which have limited the ability to meet goals included reduction in funding and loss of staff at the various agencies as well as the City. Some of the success was achieved in the public service funding of education and training outcomes as well as the rehabilitation of homeowner occupied properties. Although the outcomes were positive, the need still exists for effective adult education

programs for skill and job training, housing counseling, and homeowner occupied residential rehabilitation. Other needs include addressing blighted properties, vacant lots, and aging infrastructure.

Prior year funds identified in past Action Plan will be utilized to address the needs for down payment assistance, education and employment training, infrastructure, residential rehabilitation, and housing education for both renters and homeowners.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Decatur provides residents the opportunity to share their opinions on the needs and priorities through public discussion, phone communication, fax, letters, surveys or e-mails. The City's draft comment period for proposed changes to the proposed Action Plan, past Action Plans and Consolidated Plan, began January 29, 2018 through February 28, 2018. A public meeting will be held Thursday, February 21, 2018, 12:00 noon. Residents will have an opportunity to openly ask questions regarding any amendments and the proposed 2018 Annual Action Plan as well as the current 2015-2019 Consolidated Plan. The 2018 Action Plan amounts are based on the 2017 allocations. The meeting will discuss the estimated 2018 allocation for CDBG and HOME funds. The comment period will end Wednesday, February 28, 2018. Surveys are available to residents during the comment period January 29, 2018 through February 28, 2018.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Surveys are available during the citizen participation period. Letters will be directed to those who complete the surveys. A summary of the responses will be provide after the close the citizen participation period: The identified topics will be listed from the most concerns to the least. In 2017, the CDBG funds and the City's General Funds were used on a sewer repair project, sidewalk project, and street repair project. In addition to CDBG funds for infrastructure improvements, the City is over halfway through the \$91 million multi-year dredging project. This project will add to the lake capacity which is the city's primary water source. The Local Motor Fuel Tax (LMFT) road work repaired 5.15 lane/miles of roads which addressed streets that were in the worst condition in the community. A second round of work for more than \$4.2 million was approved April 2017. This amount includes state MFT for local street repairs which is expected to continue for the next 8 years. February 2016, the Neighborhood Outreach Division released a Request for Proposal (RFP) for local agencies to fund employment/educational training programs that would provide training/education for low income adults. CDBG funds for this public services are shown in 2017/2018 program year. The City hosted 4 clean-up events in which residents could bring non-electronic items and dispose of them at no charge. The City collected 1,230 itres and 240,800 lbs. of trash. For years, some areas have suffered from environmental issues and general vacancy. The areas

began to turn around in 2016. During 2016/2017, the City completed and closed 39 residential rehabilitations for low-income homes plus provided emergency rehabilitation to 55 homeowner occupied single family homes. Regarding crime prevention, the Decatur Police Department has increased community involvement through town hall meetings and community events. The City is currently working on a "revitalization" plan, which includes plans for vacant lots left behind by demolition. The "Neighborhood Revitalization Planning" kicked off with a public meeting held on November 14. Additional meetings were held November 28, December 12, 2017, and January 24, 2018. Additional meetings are being scheduled. The meetings were designed to have resident committees. Each committee had a different topic. Each committee held the public discussion on neighborhood needs and wants. The information will be gathered with analysis and final plan to be compiled with actual physical work and program implementation in 2018.

The City of Decatur had explored the options of high-speed, fiber optic internet services. A City owned high-speed broadband fiber network became a reality this year, making Decatur one of the few communities in the nation to have such an asset. This network is expected to provide a critical network for future law enforcement needs and to save money for the community government entities, local not-for-profits and healthcare providers, among others that rely on broadband services to operate. The project is made possible through a generous contribution from the Howard G. Buffet Foundation which agreed to pay what could amount upwards of 75% of the project's costs.

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

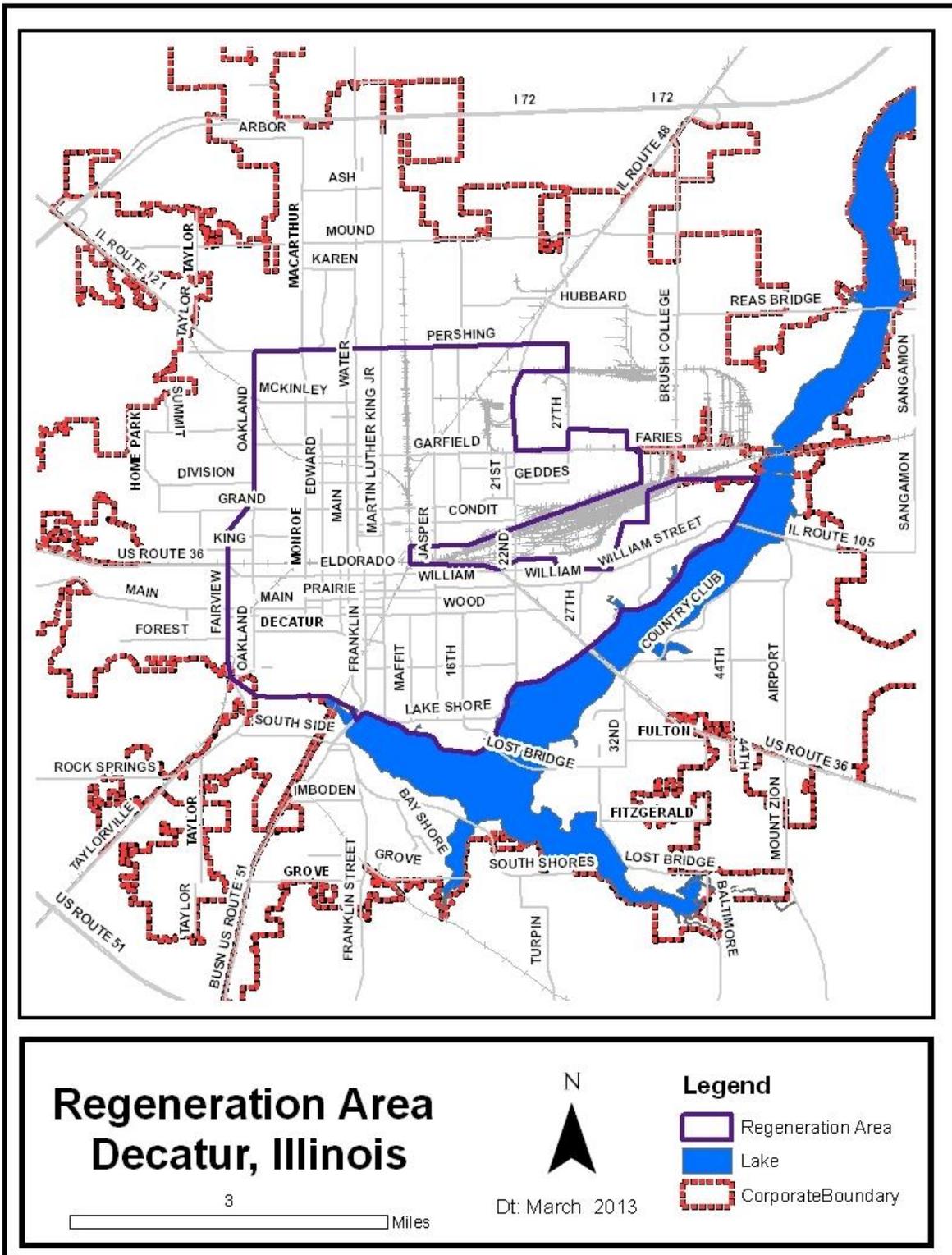
No comment or view has been rejected at this time. Each resident and organization is entitled to provide input. The goal is to improve the community as a whole through program purposed projects implementation based on community needs. A summary of the residents' survey and the City of Decatur's written response will be included in the final 2018 Action Plan.

7. Summary

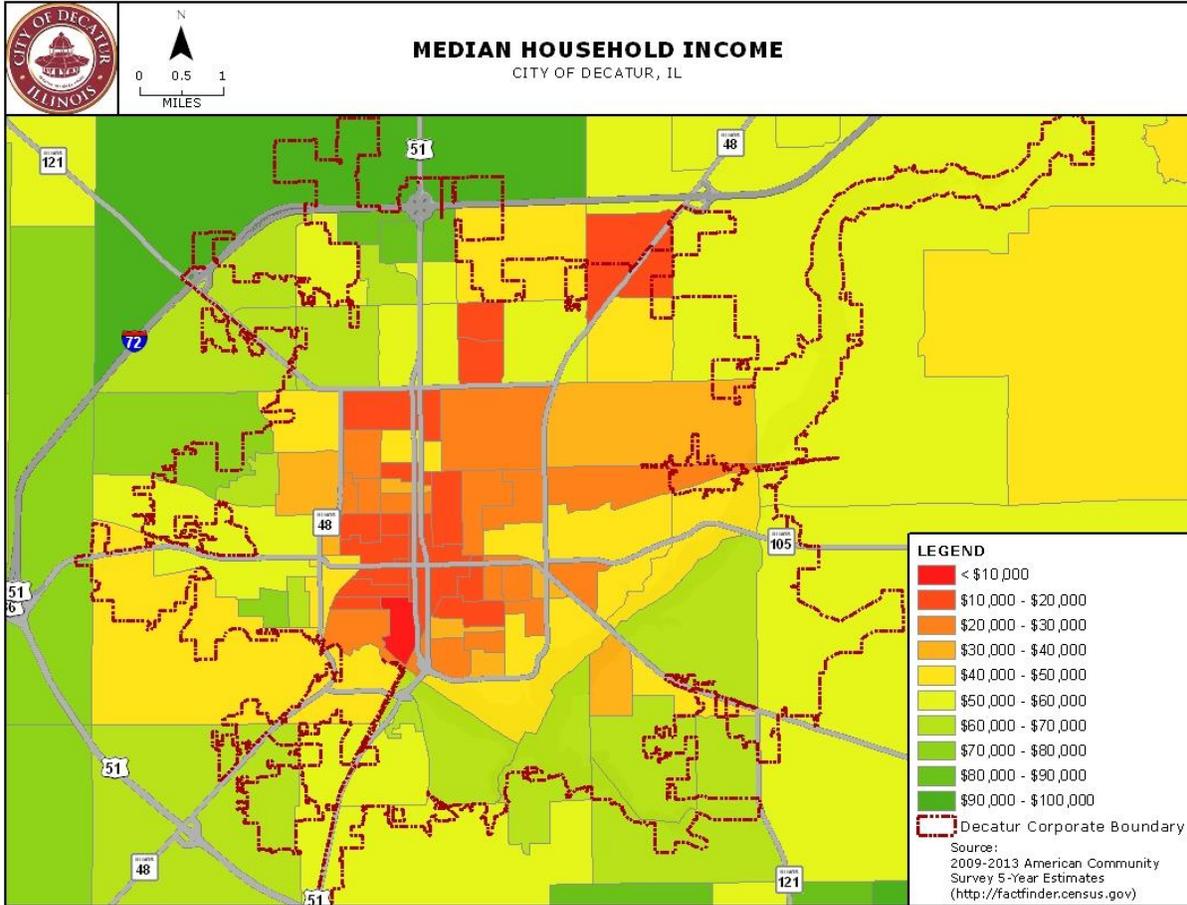
The City of Decatur strives to improve the community and the residents' quality of life. The City continues to encourage residents to participate in the discussions and development of the plans, any future amendments to the plans, and the future annual performance report. Residents are encouraged to participate at the community-wide and neighborhood levels. The City continues to address those unmet needs through collaboration with other organizations. Decatur, in conjunction with the community partners, have made the most of the limited resources available. The City will continue the partnerships where meaningful changes will occur to improve the lives of our residents. The City of Decatur's Citizen Participation Plan identifies a substantial change as: changes in the use of funds from one Consolidated Plan objective to another; a 38% increase or decrease of funds to any eligible funded activity; changes to carry out an activity using funds from any program covered by the Consolidated Plan which was not previously described in the Action Plan; plus changes of the purpose, scope, location, or beneficiaries of an activity. The Citizen Participation Plan provides flexibility to adjust funding to accommodate increases

or decreases in the budget. This provides for a faster delivery of programs and activities to serve residents.

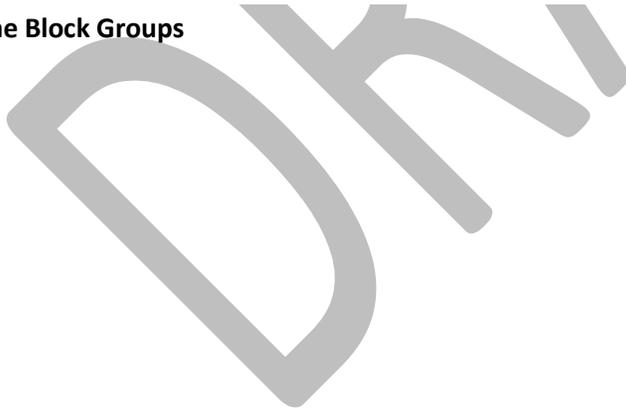
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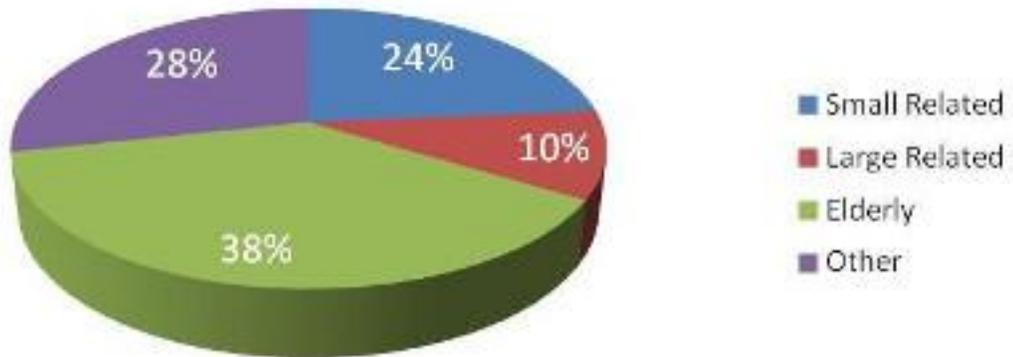
Regeneration Area Map



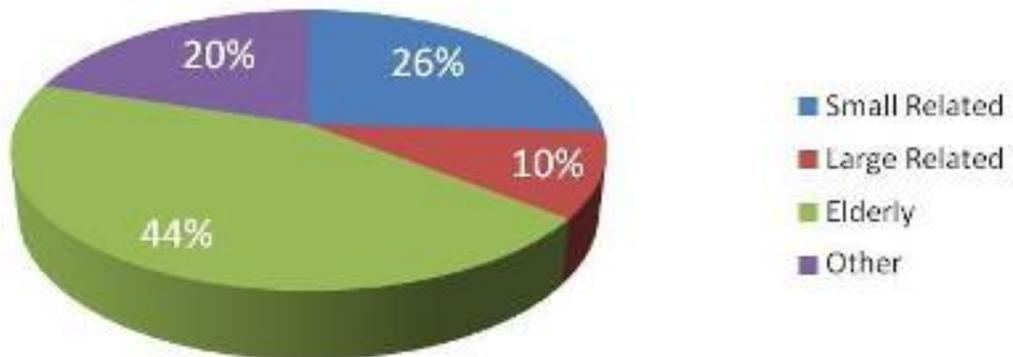
Income Block Groups



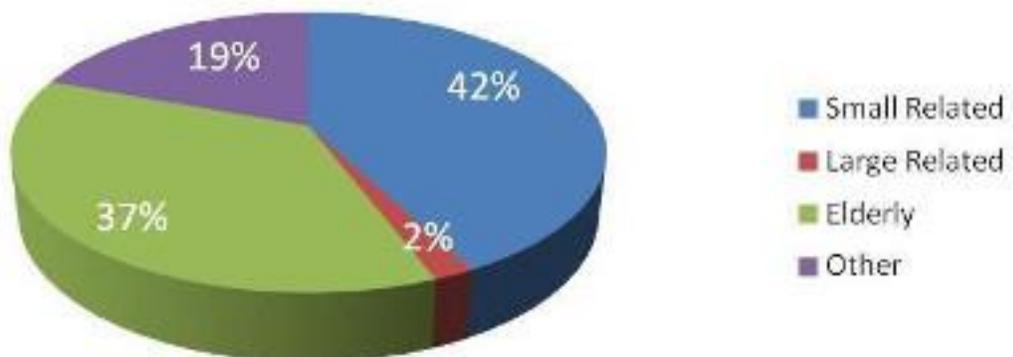
Cost Burden > 30% for Owner 0-30% AMI



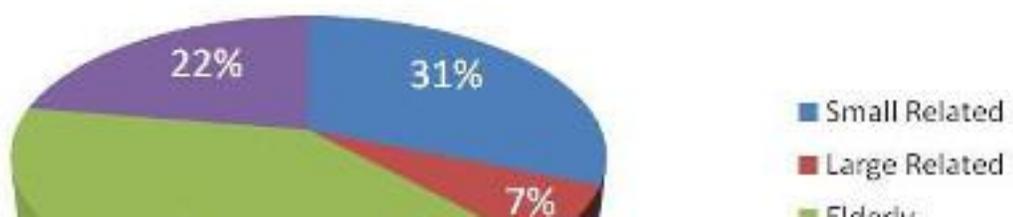
Cost Burden > 30% for Owner >30-50% AMI



Cost Burden > 30% for Owner >50-80% AMI

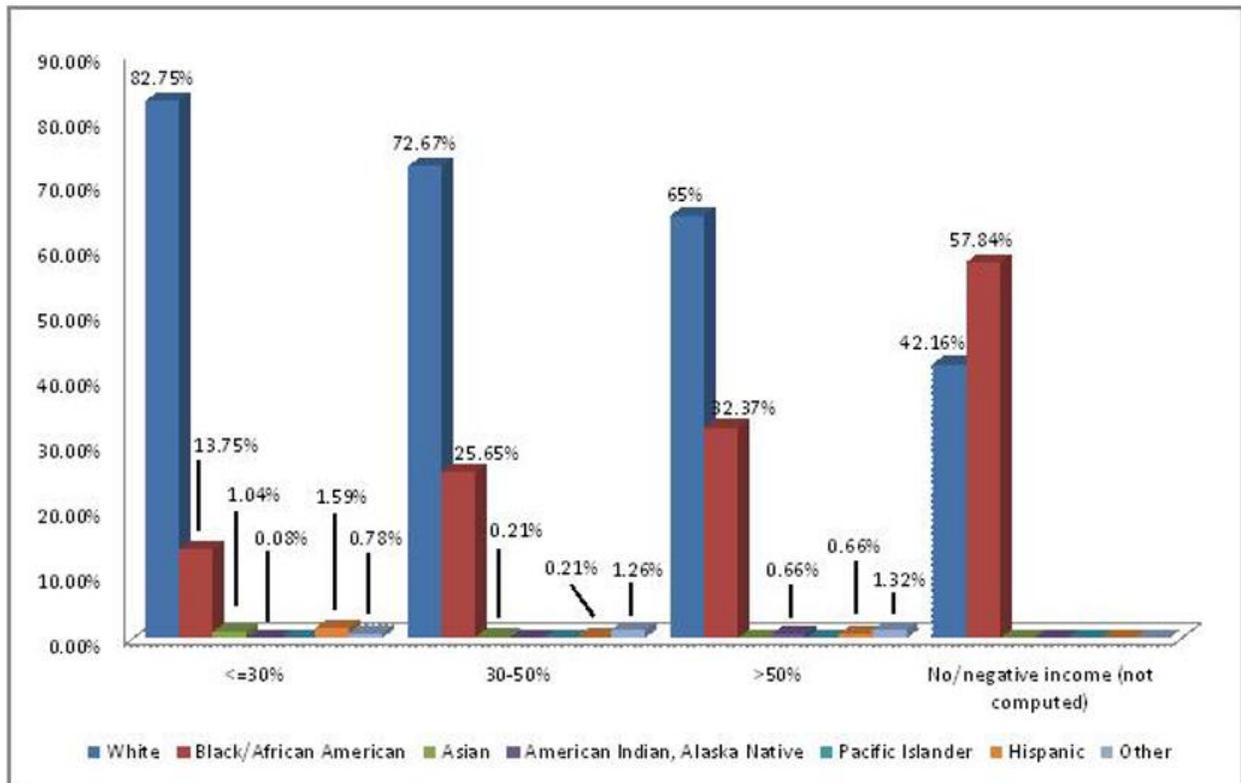


Cost Burden > 30% for Owner Total



Cost Burden for Owners

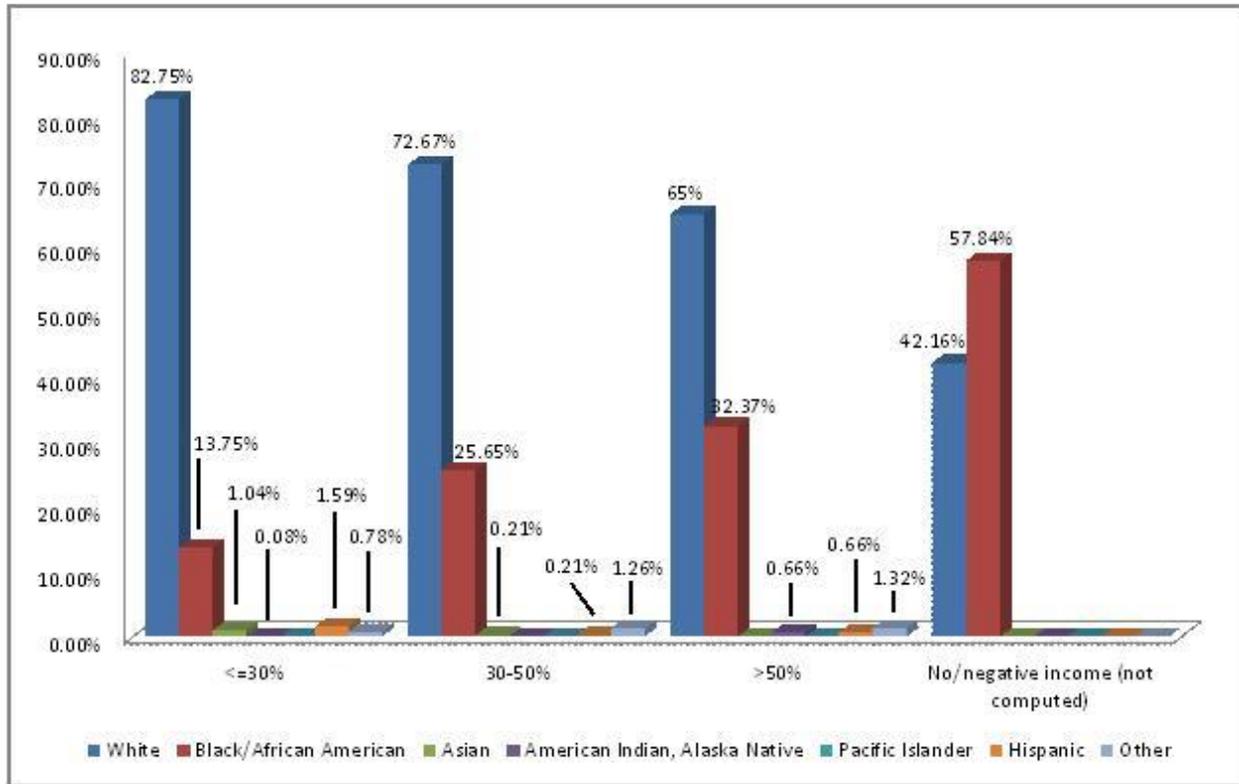
NA-25 Disp. Greater Need Housing Cost Burdens



- Under “<=30%” 0 Pacific Islander respondents were recorded. 20 American Indian, Alaska Native respondents were recorded. Less than 385 Asian, Hispanic, and “Other” respondents were recorded in each of their categories.
- Under “30-50%” 0 Pacific Islander and American Indian, Alaska Native respondents were recorded. 10 Asian and Hispanic respondents were recorded in each of their categories. 60 “Other” respondents were recorded.
- Under “>50%” 0 Asian and Pacific Islander respondents were recorded. 25 American Indian, Alaska Native and Hispanic respondents were recorded in each of their categories. 50 “Other” respondents were recorded.
- Under “No/negative income (not computed)” 0 Asian, American Indian, Alaska Native, Pacific Islander, Hispanic, or “Other” respondents were recorded.

Cost Burdens

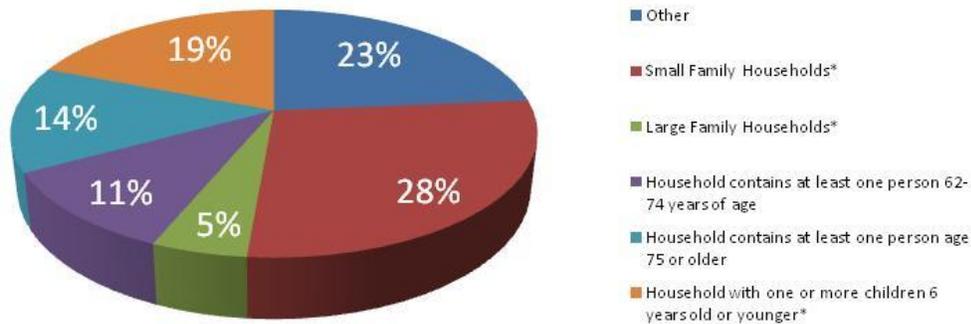
NA-25 Disp. Greater Need Housing Cost Burdens



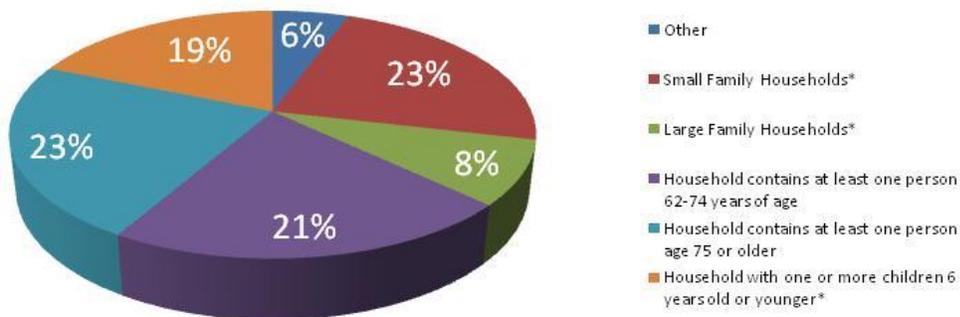
- Under “<=30%” 0 Pacific Islander respondents were recorded. 20 American Indian, Alaska Native respondents were recorded. Less than 385 Asian, Hispanic, and “Other” respondents were recorded in each of their categories.
- Under “30-50%” 0 Pacific Islander and American Indian, Alaska Native respondents were recorded. 10 Asian and Hispanic respondents were recorded in each of their categories. 60 “Other” respondents were recorded.
- Under “>50%” 0 Asian and Pacific Islander respondents were recorded. 25 American Indian, Alaska Native and Hispanic respondents were recorded in each of their categories. 50 “Other” respondents were recorded.
- Under “No/negative income (not computed)” 0 Asian, American Indian, Alaska Native, Pacific Islander, Hispanic, or “Other” respondents were recorded.

Greater Need-Cost Burden

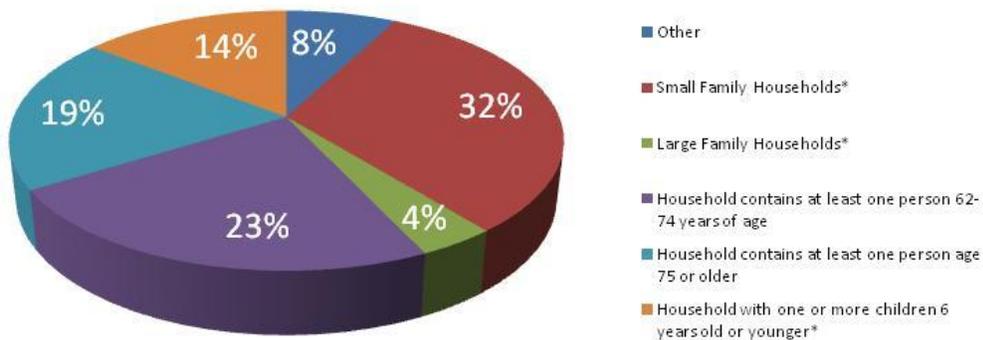
Number of Households 0-30% HAMFI



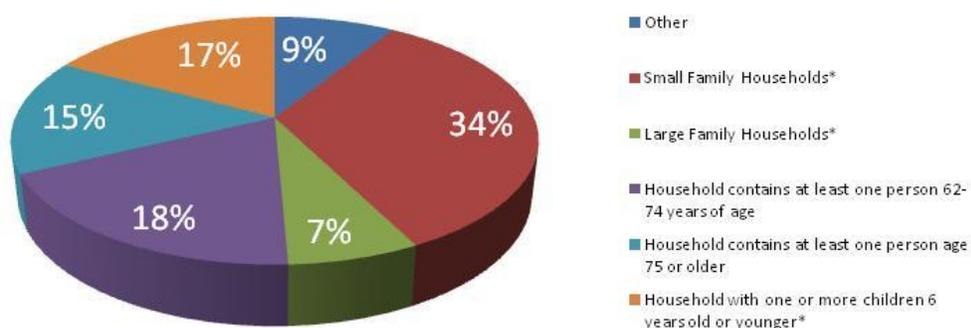
Number of Households >30-50% HAMFI



Number of Households >50-80% HAMFI



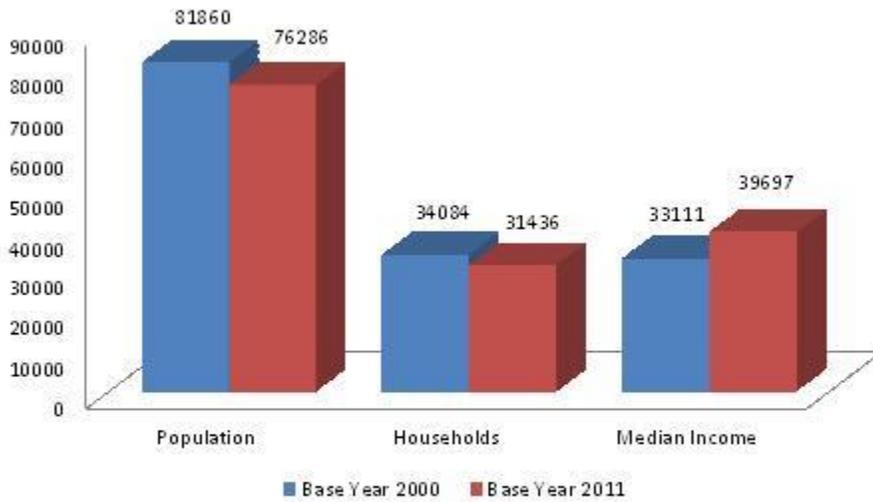
Number of Households >80-100% HAMFI



Number of Households >100% HAMFI

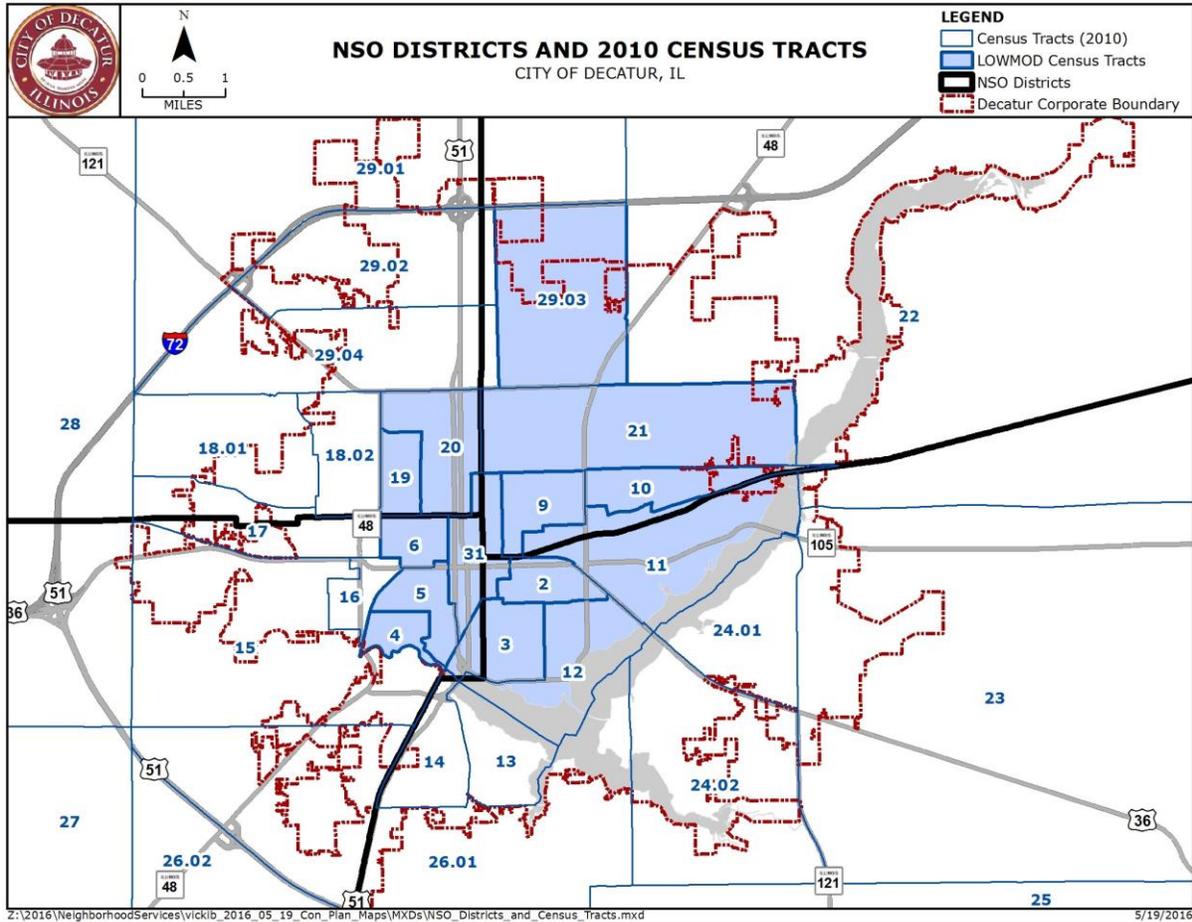
Household Information

Table 1 NA-10 Housing Needs Assessment 24 CFR 91.205 (a,b,c): Summary of Housing Needs



Housing Need Assessment

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Census Tract and NSO map

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	DECATUR	City of Decatur / Neighborhood Services Division	
HOME Administrator	DECATUR	City of Decatur / Neighborhood Services Division	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Decatur Neighborhood Services Division is the lead and responsible agency for the development, amendment, and execution of the Consolidated Plan and the Annual Action Plan.

Consolidated Plan Public Contact Information

Richelle D. Irons, Manager of Neighborhood Services

City of Decatur

Neighborhood Services Division

1 Gary K. Anderson Plaza

Decatur, IL 62523

riron@decaturil.gov

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

1. Introduction

The City of Decatur staff participates in a variety of meetings through positions on the boards or as members. Active involvement in a variety of groups, allow staff the opportunity to gather information through meetings and correspondence regarding needs and accomplishments in the community. Examples: Decatur Macon County Homeless Council (Continuum of Care), Decatur Community Partnership, Decatur Macon County Opportunity Corporation (DMCOC), Money Smart Week (MSW), Grow Decatur, Decatur Job Council and other agencies which includes county and local agencies and government bodies.

The City of Decatur reaches out to the public and agencies through neighborhood meetings, surveys, and correspondence. The initial action for community input for the 2018 Action Plan started in December 2017 with an end date of February 28, 2018. Surveys will be directed to businesses, non-profits, and residents who contacted the office in person or by phone.

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

In the last year, the Continuum of Care (CoC) has engaged with the United Way, Grow Decatur (a private/public planning entity) as well as a group of providers focused on addressing poverty in Decatur as a way to expand the reach for inclusion of private and public stakeholders to housing/homelessness in our community. Currently, an evaluation of the cost of poverty is being completed addressing all areas of poverty with the goal of identifying the impact of poverty in our community. This evaluation and planning has allowed for the identification of gaps in service provision for those in poverty and specifically, the needs of the homeless individuals, veterans, children and families.

The City of Decatur is an active member of Decatur Community Partnership (DCP). DCP is committed to promoting collaborative programming among community organizations and individuals. DCP encourages the integration of services to effectively improve the quality of life and health of the residents. Members of the organization include but are not limited to: Decatur Housing Authority, Department of Corrections-Decatur Corrections Center, Macon County Health Department (MCHD), United Way, State's Attorney Office, Decatur Scovill Zoo, Community Home Environment Learning Project (CHELP), Main Street Church of The Living God, University of Illinois Extension, Decatur Memorial Hospital, Richland Community College, City of Decatur, and community volunteers. DCP meets every two months to monitor the progress of the DCP programs, the expenditures, and to discuss community needs/issues which are arise or change.

DCP receives funding through various grants. The Strategic Prevention Framework (SPF) Grant is one grant where the organization's staff works diligently with a Drug-Free Community Coalition to build infrastructure necessary for effective and sustainable prevention. The effectiveness begins with a clear understanding of community needs. DCP works with the local schools for participation in the Illinois Youth Survey to identify these needs. The STOP Act project is a program created to strengthen community collaboration and empower the community to implement strategies for preventing and reducing alcohol use among youth. One component of this program is a partnership with law enforcement to conduct alcohol compliance checks with assistance from youth buyers. Another STOP grant component is the "Underage Drinking Prevention Task Force". The group meets quarterly to take a deeper look at the issue of underage drinking and brainstorm solutions to combat the issue. Project "Sticker Shock" is another tool used during the Alcohol Awareness Month and throughout the year to deter adults 21 and over from purchasing alcohol for minors.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Decatur is a member of the Governing Board - Decatur Macon County Homeless Council Continuum of Care (CoC). The CoC and the City have been working together to serve the homeless since 1994. The Homeless Council Continuum of Care diligently works to meet the needs of homeless individuals and families. This partnership and collaborative programs are funded through grants from the U.S. Department of Housing (HUD) and the Illinois Department of Human Services (IDHS). Dove, Inc. is the lead organization with twelve (12) partner members: Dove, Inc., the City of Decatur-Neighborhood Services Division, Decatur Housing Authority (DHA), Decatur-Macon County Opportunities Corporation (DMCOC), the Community Investment Corporation of Decatur (CICD), Decatur Public School, Heritage Behavioral Health Center (Heritage), Salvation Army, Crossing Healthcare, Millikin University, Macon Piatt Regional Office on Education, and Good Samaritan Inn.

The City of Decatur developed a "Ten Year Plan to End Chronic Homelessness" in 2010. Periodically, a "Working Group" met to identify and address the changing environment. The City of Decatur plans to update the plan in 2016 and 2017 to reflect the changes in needs, housing, and services. Some examples of efforts that may be included in the updated Ten Year Plan to End Chronic Homelessness are the development of the Chronically Homeless Action Team (CHAT), collaboration with Grow Decatur initiative "Prosper and Succeed" and the development of the stakeholder group entitled the Benevolence to Development Work Group.

CHAT was developed in July 2015. This team emerged out of the COC Governing Board as a way to address the high rate of chronic homelessness. The team includes members from area homeless service providers including Heritage Behavioral Health Center-Oasis, Salvation

Army, and the Coalition for Veteran's Concerns. The goal of CHAT is to identify and house as many chronically homeless individuals, veterans, children, and families as quickly as possible. The creation of CHAT has allowed providers working directly with homeless person to "wrap" themselves around the individuals, veterans and families to understand their unique needs. Providers work with homeless individuals to fast-track them through the CoC provider, Homeward Bound, by completing paperwork and connecting the individuals, veterans, children or families directly to Homeward Bound to ensure they are on the list for housing and that priority is given due to the chronic status. Since July 2016, 40 chronically homeless individuals have been engaged and formally referred for housing services with 16 of those individuals completing applications and receiving placement on a waiting list. Within the COC, the Homeless Advisory Council meets regularly to discuss programs, services, community resources as well as any particular needs/barriers for individuals, veterans, and families who are at risk for homelessness. There are more than 75 providers that participate in this formal meeting with ongoing collaboration outside of the meeting. This collaboration goes on daily. The lack of the state budget and the loss of transitional housing has negatively impacted the numbers. Therefore we are not seeing as many people sheltered.

There is a large movement to bring community stakeholders together to improve all areas of the Decatur community including education, social service, health care, and economic development (employment training, job creation, as well as business development).

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

The City of Decatur is a partner on the CoC and monthly engages in consultation with formal CoC Governing Board meetings where all the partners are present. With the assistance of a consultant, the Governing Board as well as identified community stakeholders developed standards related to the evaluation of project and activity outcomes assisted by ESG. Currently, the Salvation Army receives the ESG funds from the State of Illinois, Illinois Department of Human Services (IDHS). This City has ongoing communication and consultation monthly with the CoC as a member of the Governing Board regarding the allocation of ESG funds as well as the development of performance standards and evaluative outcomes. The City works with the CoC in identifying, developing and securing funding for homeless services.

Homeward Bound administers the policies and procedures for the operation and administration of HMIS. Homeward Bound, in collaboration with the City and other partners, is actively working to enhance HMIS utilization by providing information and training to providers not yet engaged in utilization. Continuing education related to the benefits to provide and ultimately, individuals served as they get housing and supportive services, is a priority for the CoC moving forward in 2016-2017.

The CoC coordinates efforts and resources for the annual CoC application.

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

The Citizen Participation process is currently underway.

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

All agency types are consulted which have a connection to the initiatives of the plan. Consultation is ongoing. The Neighborhood Outreach Division staff communicates throughout the year with the various agencies, partners, educational institutions, and government bodies to gather information and identify needs.

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AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation process is handled through group meetings, one-on-one discussions, and public meetings. Information is provided through press releases, news articles, e-mail, and the City's website. The most effective method is through group meetings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The meeting is scheduled for 2/21/18, at noon, in the City Council Chambers. The doors will open 15 minutes prior to the meeting.	In past meetings, the public and the partners identified the need to assist the residents with housing, employment education training, and neighborhood improvement.	This is not applicable at this time.	
2	Newspaper Ad	Non-targeted/broad community	Attendance was not required.	Not applicable at the time of the release of the draft 2018 AP.	This does not apply at this time. Staff has not received comments.	

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)
4	Neighborhood Meetings-surveys	Non-targeted/broad community	<p>The survey responders for the 2017 AP identified the following concerns: #1 Infrastructure, #2 City Clean-ups, #3 Job Creation, #4 Residential Rehabilitation #5 Crime Prevention #6 Education #7 Demolition/Maintaining Empty Lots #8 Elderly Services #9 Fiber Optics. A letter was prepared which addressed all 9 areas. A more detailed response to the survey is supplied in the Action Plan Executive Summary-Section 5.</p>	<p>Surveys were first available in February 2017 and continued to be available through 7/25/17 for the 2017 AP. Once the comment period was complete, the information was analyzed and responses were directed to the residents. For 2018, this process is currently underway.</p>		

Table 2 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Each year, the Federal government identifies an annual allocation for the Community Development Block Grant (CDBG) funds and the HOME Investment Partnership (HOME) funds. The annual allocation is anticipated to be the same as the prior year. The 2016 CDBG Allocation was \$1,268,061. The HOME 2016 was \$327,118. In the February 2017 Action Plan Draft, the City stated, "Should the allocations be increased or decreased, the various activities will be adjusted in order to balance the expected expenditures and comply with regulations which provide a maximum limit based on funding. Those items which may be adjusted due to a budget change would include administrative activities, public services, and projects which do not contribute to the required 70% or greater benefit to low income." The actual 2017 Allocation was identified June 21, 2017 as follows: CDBG funding-\$1,262,151 and HOME funding-\$330,899. The HOME funds were distributed: 10% to Administration, 15% to CHDO Reserve, and the 75% to Residential Rehabilitation. The CDBG funding was adjusted in the public infrastructure project. The 2018

funds would be handled if the same manner. The 2018 numbers in the draft are based on the 2017 allocations.

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	1,262,151	0	724,920	1,987,071	2,536,122	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	330,899	35,000	235,134	601,033	731,798	Please note: the expected amount for the remainder of the Con Plan is based on the FY 2017 allocation amounts and an estimated program income for the remaining two years (2018 and 2019). Should the allocation be reduced or increased, the 2018 & 2019 identified activities will be reduced or increased by the same to equal the identified allocation.

Table 3 - Expected Resources – Priority Table

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

Leveraging of funds may occur from a variety of sources. Leveraging may be satisfied by a variety of ways: the owner's private funds, financial institutions, Illinois Housing Development Authority (IHDA) funds, Federal Home Loan Bank (FHLB), foundations as well as other government (local, city, county, and state) funds. In the HOME Investment Partnership Program, the City has been required to provide a match of 15.2% for every HOME dollar expended. Match may be private funds and donation as long as the funds are non-federal dollars.

Match is not required under the CDBG program. A number of infrastructure projects are underway or will be initiated in 2017/2018. Some of the

projects are multi-year projects. The City of Decatur is utilizing local funds, state Motor Fuel Tax funds, user fees, and foundation funds to address needs in the community. Through surveys, the public has identified infrastructure, city clean-ups, job creation, residential rehabilitation, crime prevention, education, demolition/empty lot maintenance, elderly services, and fiber optic needs.

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

At this time, no vacant land has been identified for the development of affordable housing or public facility to benefit very low, low, and moderate people.

Discussion

Previously, demolished property was removed to eliminate the slum and blight in the neighborhoods.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	OH: Low income home owner rehabilitation	2015	2019	Affordable Housing	City of Decatur	Housing	CDBG: \$309,310 HOME: \$248,175	Homeowner Housing Rehabilitated: 11 Household Housing Unit
2	OH 2: Emergency low income homeowner assistance	2015	2019	Affordable Housing	City of Decatur	Housing	CDBG: \$55,002 HOME: \$0	Homeowner Housing Rehabilitated: 11 Household Housing Unit
3	CD: Increase code enforcement of properties	2015	2019	Non-Housing Community Development	City of Decatur	Housing	CDBG: \$212,670	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
4	ED: Economic Development	2015	2019	Non-Housing Community Development	City of Decatur	Economic Development	CDBG: \$185,000	Other: 1 Other
5	OH 4:Low income affordable home ownership	2015	2019	Affordable Housing	City of Decatur	Housing	HOME: \$49,635	Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	PA: Planning/General Administration	2015	2019	Homeless Program Administration and Planning	City of Decatur	Planning and General Administration	CDBG: \$167,766 HOME: \$36,590	Other: 1 Other
7	I: Improve infrastructure	2017	2019	Non-Housing Community Development Infrastructure Improvement	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Neighborhood	Public Assets	CDBG: \$672,527	Other: 1 Other
8	OH 1: Housing Rehabilitation Delivery	2015	2019	Affordable Housing	City of Decatur	Housing	CDBG: \$103,413	Other: 0 Other
9	PS:Education/training-Job skill development	2015	2019	Non-Housing Community Development	City of Decatur	Education Public Services	CDBG: \$180,000	Public service activities other than Low/Moderate Income Benefit: 20 Persons Assisted
10	NR 2: Support crime prevention activities	2016	2019	Non-Housing Community Development LMA	Regeneration Neighborhood City of Decatur	Public Services Public Assets	CDBG: \$20,000	Other: 1 Other

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	OH: Low income home owner rehabilitation
	Goal Description	Community Development Block Grant Funds and HOME Investment Partnership funds will be utilized to provide home rehabilitation assistance to very low and low income homeowners. The programs would address code deficiencies, accessibility, health and safety codes. The anticipated 2018 CDBG funds may provide assistance up to a minimum 6 homeowner occupied units. The funds may also be used to address lead issues where needed. Approximately 5 homeowners will be assisted with 2018 HOME funds. Please note: prior year funds will also be utilized in 2018 as well as program income.
2	Goal Name	OH 2: Emergency low income homeowner assistance
	Goal Description	The program is designed to address all emergency issues in the home which are life-threatening. The program corrects the emergency problem (urgent need). The program provides funds to correct electrical hazards, replace the heating mechanical system in the winter, etc. The program provides a grant up to \$5,000.00. The assistance is provided to homeowner-occupied single family units. A homeowner may receive assistance only once in a fiscal year.
3	Goal Name	CD: Increase code enforcement of properties
	Goal Description	This funding provides for the code enforcement in low and moderate income areas. The Neighborhood Service Officers (NSOs) identify housing code violations as well as trash and debris violations. The NSOs also identify weed issues in the area and work with the property owners to correct the problems.
4	Goal Name	ED: Economic Development
	Goal Description	This activity is designed to support the repayment of the Section 108 Loan. This loan was utilized for infrastructure in the Wabash Crossing area.

5	Goal Name	OH 4:Low income affordable home ownership
	Goal Description	The funds are reserved for Community Housing Development Organizations (CHDO) to renovate an existing housing unit. The CHDO would correct any code deficiencies, incorporate or improve energy conservation, and may provide homeowner accessibility improvements. The housing unit would be sold to a qualified low income household. Based on past HOME allocations, the projected 2018 CHDO set aside is \$49,634.85. If the allocation is decreased or increased, the set-aside will be adjusted to satisfy the minimum CHDO required. Currently, the City of Decatur does not have a certified CHDO. Therefore, 2016 and 2017 CHDO funds are currently uncommitted and available. The 2016 CHDO funds total \$48,802.20. The 2016 CHDO funds will recaptured in 2018 if a certified CHDO and CHDO project are not presented and approved for new affordable housing.
6	Goal Name	PA: Planning/General Administration
	Goal Description	Costs associated the oversight and management of the federal funds. When HOME Program Income exists, 10% of the HOME Program Income (PI) will be marked for HOME administration. With PI projected at \$35,000, \$3,500 would be used for HOME Administration. Please note: prior year administrative funds have not been depleted and will be utilized prior to the 2018 funds.
7	Goal Name	I: Improve infrastructure
	Goal Description	These funds are set aside for the public improvements in the low to moderate income areas. Aging neighborhoods have deterioration of streets, curbs, and sidewalks. This deterioration is often a hazard for both the pedestrians and the drivers. The 2017 funds totaled \$200,702.00. The 2016 funds are \$271,123 are expected to be expended in full by fall of 2018 in the GM/OKO area which is within a target area called the Regeneration Area. The 2015 funds were utilized during the 2017 year.
8	Goal Name	OH 1: Housing Rehabilitation Delivery
	Goal Description	The activity supports the rehabilitation of homeowner occupied residential units in the City. The accomplishment of this goal is reflected in the residential rehabilitation activity. FY 2017 funds, \$51,701, and FY 2016 funds, \$51,712, will be used to support the Rehabilitation and Emergency Programs.

9	Goal Name	PS:Education/training-Job skill development
	Goal Description	The community continues to identify and support the need for adult education, to prepare the resident for training and employment. This need was identified in both the 2010-2014 Consolidated Plan and the 2015-2019 Consolidated Plan. The total funds identified is funding from several fiscal years.
10	Goal Name	NR 2: Support crime prevention activities
	Goal Description	The \$20,000 is carryover funds from a past funding year. The goal is to create a safe neighborhood environment through education and crime prevention improvements.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan process identified the deterioration of the housing stock continues to be a challenge. Homeowners need assistance to save and maintain the housing. As our population ages, seniors are moving into smaller housing, senior housing, or assisted living units. Thus, making more homes available for new home buyers to purchase. Rehabilitation assistance and homebuyer assistance are essential to the livability and affordability of housing in the City. Qualifying homebuyers continues to be a challenge. Deteriorating infrastructure and the declining property values generate less property taxes which effects the City of Decatur's annual revenues. The City of Decatur continues with the \$91 million multi-year dredging project. When completed the project will add lake capacity to the city's primary water source. The City has focused on the replacement of the water main and water leak detection which prevents millions of gallons of water from leaking thus saving taxpayers dollars. The Local Motor Fuel Tax (LMFT) is currently funding improvements. The City is in the 2nd round of work which is for more than \$4.2 million approved improvements with local street repairs to continue for at least the next 8 years. In addition to identified streets and sidewalk improvements, the City has identified upwards of \$70 million in sanitary sewer problems and deferred maintenance. Sanitary and storm sewer upgrades are underway and are funded through a stormwater utility use fee. This year, the City will have initiated activity to have a City-owned high-speed broadband fiber network which will make Decatur one of the few communities in the nation to have such an asset. The network is expected to provide a critical network for future law enforcement needs, local not-for-profits and healthcare providers, among others that rely on broadband services to operate. The project is made possible through a generous contribution from the Howard G. Buffett Foundation. Education of low/moderate income adult residents and hard to employ residents opens up training and employment opportunities for those residents. With more residents employed, employed residents may spend and invest additional dollars back in the community. Of the residents assisted in the 2016 rehabilitation programs, more than 50% were extremely low income and approximately 81% were low and extremely low income households. A number of the assisted households in 2016/2017 were single parent households and seniors. For 2017, the city estimated similiar percentage of assistance to extremely low income households. Housing units in the "Regeneration" Area are older homes where code improvements are costly especially when addressing lead. The outcomes for 2018 are expected to be substantial less due to the increase cost of renovations. The estimated outcomes for emergency rehabilitation is expected to be approximately 11 while for the CDBG and HOME rehabilitation programs are expected to assist approximately 10 homeowner occupied units. Many of the low-income census tracts are located in the Regeneration Area. Code Enforcement identifies housing code/property issues. The Neighborhood Service Officer (NSO) identifies the issues and the homeowners are notified. Some owners are at a loss as to how to proceed to the correct the problem. Some issues may be easy to resolve by the owner-occupied. The NSO may direct the owner-occupant to the Neighborhood Services Division for assistance. Some residents may qualify for emergency rehabilitation assistance while others may qualify for rehabilitation

assistance.

Projects

#	Project Name
1	2018 Infrastructure
2	2018 Administration
3	2018 CHDO Set-Aside
4	2018 Residential Rehabilitation Program
5	2018 Project Delivery
6	Emergency Program
7	2018 Section 108 Loan Repayment
8	2018 Code Enforcement
9	Public Service-Adult Education for Training and Employment
10	Crime Prevention

Table 5 - Project Information

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

Through the Citizen Participation process, the residents and organizations identified the needs and the level of need in the community. The community has seen a decrease in funding in many areas which has affected services, employment, and organization staffing. Without financial resources, the community cannot address all the needs.

Residents may access assistance for the Emergency Program through a first-come first serve process. This program addresses dangerous, life-threatening housing conditions for the homeowner. An Emergency Program example: Cracked heat exchanger on a furnace is leaking carbon monoxide (CO). The furnace would be removed and replaced for the owner occupied housing unit.

The CDBG and HOME Residential Rehabilitation Program is handled through a lottery process. Low income residents complete a form which provides contact information, location of the home, and requested housing assistance. Residents may drop their form in a "Lottery Box". The residents are given approximately six weeks to deposit a form in the lottery box. Names are periodically drawn from the box. Homeowners are contacted. Appointments are scheduled for homeowners to apply for assistance.

The public service program is handled through a notice of funds available to address the community need of adult education, training, and employment preparedness. An informational class is held for potential agencies. The class identifies the regulations, policy, and procedures associated with the program. Agencies are provided information on how the agency will be scored and what information is required. A deadline is provided for applications. Applications are reviewed

and scored. Recommendations for funding are directed to the Decatur City Council.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	2018 Infrastructure
	Target Area	City of Decatur
	Goals Supported	I: Improve infrastructure
	Needs Addressed	Public Assets
	Funding	CDBG: \$672,527
	Description	The activity will be performed in the low/moderate income census tracts of Decatur. This activity will occur in the neighborhoods where hazards exist for the pedestrian and/or driver. This activity will address the streets, curbs, and sidewalks. Sidewalk/ADA improvements, in the OKO/GM will be completed in FY2017 with FY2015 funds. \$271,123 of the FY 2016 allocation was set aside for infrastructure in the OKO/GM area. The 2016 funded infrastructure project will be complete in the fall of 2018. The 2017 and 2018 CDBG for infrastructure improvements are proposed at \$200,702.00 each for use in low income areas.
	Target Date	4/30/0020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity will remove and replace the unsafe or hazardous infrastructure in the low/moderate income census tracts.
2	Project Name	2018 Administration
	Target Area	City of Decatur
	Goals Supported	PA: Planning/General Administration
	Needs Addressed	Planning and General Administration
	Funding	CDBG: \$167,766 HOME: \$77,583

	Description	This activity funds administration, monitoring, reporting, and related management activities for the federally funded program. The CDBG maximum for administration is 20%. The City of Decatur has budgeted less than 20%. In 2016, the City of Decatur utilized less than 15% of the CDBG funds for this activity. HOME Administration is limited to 10% of each year's allocation. Currently, the City of Decatur has not utilized all of the past HOME Administrative funds. HOME administrative funds from prior years will be used prior to the FY2018 funds. The 2018 HOME 10% Administration equals \$33,089.90. With an estimated HOME Program Income of \$35,000.00, 10% (\$3,500) of the PI may be used for HOME administrative funds.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration, monitoring, reporting, and related management activities for the federal program.
3	Project Name	2018 CHDO Set-Aside
	Target Area	Regeneration Neighborhood City of Decatur
	Goals Supported	OH 4:Low income affordable home ownership
	Needs Addressed	Housing
	Funding	HOME: \$98,436
	Description	This project will provide funds to a certified Community Housing Development Organization for the rehabilitation of an existing vacant residential unit. The rehabilitation of the unit would provide an affordable, safe housing unit while potentially resolving a blighted property issue. Currently, 15% of the FY 2016 funds are available for CHDO projects plus 15% of the FY2017 funds (\$49,633.85) are available. The 216 funds will be return to the federal government if a qualified project and certified CHDO are not available. The City of Decatur is currently in discussion with a potential CHDO.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of a vacant residential unit. The improvement may provide an affordable homeownership opportunity.
4	Project Name	2018 Residential Rehabilitation Program
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Neighborhood City of Decatur
	Goals Supported	OH: Low income home owner rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$390,693 HOME: \$425,014
	Description	This program will provide home rehabilitation assistance to low income homeowners. The rehabilitation program will address code deficiencies. Other items which may be addressed: accessibility, lead, and energy efficiency mechanical improvements. The anticipated 2018 CDBG allocation for Residential Rehabilitation is \$309,310.00. The anticipated FY2018 HOME Residential Rehabilitation activity has \$248,175.25 identified with a potential of \$31,500 from program income.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The program will address code issues in the homes of low/moderate income homeowners.
5	Project Name	2018 Project Delivery
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Neighborhood City of Decatur

	Goals Supported	OH: Low income home owner rehabilitation OH 2: Emergency low income homeowner assistance OH 1: Housing Rehabilitation Delivery
	Needs Addressed	Housing
	Funding	CDBG: \$103,413
	Description	This project will be provide funds to address the rehabilitation administrative costs to carry out the rehabilitation activities. \$51,701.00 of the 2018 CDBG funds are set aside for this activity. \$51,712.00 of 2016 CDBG funds were carried over. The accomplishments in this project will be reported in the Residential Rehabilitation Projects as well as the Emergency Program for homeowner housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The activity is connected to the Residential Rehabilitation and Emergency Programs. The activity identifies code and incipient codes in the housing units, develops write-ups, monitoring of rehabilitation, and provides inspections. Accomplishments for this project will be reported in the housing rehabilitation and emergency programs.
6	Project Name	Emergency Program
	Target Area	City of Decatur
	Goals Supported	OH 2: Emergency low income homeowner assistance
	Needs Addressed	Housing
	Funding	CDBG: \$55,002
	Description	Funds under this program will be used to assist low income homeowners with emergency repairs to their home (such as: furnace, electrical, etc.). This program would eliminate a potential life threatening housing issue. This program will not address housing maintenance items, such as: roofs, foundation, siding, windows, etc. The housing unit must be structural sound and occupied by the homeowner. This program is available for homeowner-occupied single family units.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Low income homeowner occupied unit will receive assistance to correct emergency code issue in the home. The grant assistance will be provided once in a fiscal year. The total assistance must be less than \$5,000.
7	Project Name	2018 Section 108 Loan Repayment
	Target Area	City of Decatur
	Goals Supported	ED: Economic Development
	Needs Addressed	Economic Development Fundng/Finances
	Funding	CDBG: \$185,000
	Description	The funds for this project will be used to repay the Section 108 Loan principal. Originally, the Section 108 Loan funds were used for the Wabash Crossing project.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity is loan payment only.
8	Project Name	2018 Code Enforcement
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Neighborhood
	Goals Supported	CD: Increase code enforcement of properties
	Needs Addressed	Housing
	Funding	CDBG: \$212,670

	Description	Funding for Neighborhood Service officers to enforce housing codes within the low/moderate income census tracts/blocks. The goal is to improve safety and quality of life for residents. This activity will be a tool to help maintain and improve the livability of neighborhoods and slow or eliminate the potential for blighted areas.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The NSO is often the first contact for a homeowner to communicate with regarding housing issues. It is not uncommon the NSO to direct the homeowner to the Neighborhood Services Division for emergency rehabilitation or residential homeowner assistance.
9	Project Name	Public Service-Adult Education for Training and Employment
	Target Area	City of Decatur
	Goals Supported	PS:Education/training-Job skill development
	Needs Addressed	Education Public Services
	Funding	CDBG: \$180,000
	Description	This project will provide funding for adult education to prepare low income Decatur residents for training and employment opportunities. \$80,000 of 2017 funds will be utilized for the public service activity. \$100,000 is from previous funding years. The funding for this type of activity falls less than the regulatory limits under 24 CFR 570.201(e)(1).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	This is a public service activity designed to provide educational opportunities and skill development for low income Decatur residents. These activity may may open doors to for the participant to move forward and improve their employment oportunties.
10	Project Name	Crime Prevention
	Target Area	Regeneration Neighborhood City of Decatur
	Goals Supported	NR 2: Support crime prevention activities
	Needs Addressed	Crime Public Assets
	Funding	CDBG: \$20,000
	Description	This activity should provide improved safety and crime prevention education within the targeted neighborhoods in Census Tract 5 and Census Tract 6. This activity is a public education program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

Rehabilitation assistance for housing units will be available throughout the community to address the housing needs of low income homeowners. As funds become available, homebuyer assistance will be available for purchases within the incorporated area of Decatur. The area of purchase is not restricted to any particular neighborhood so not to create a concentration of low income neighborhoods.

The public service program would be available to agency which will serve low income adult residents for the purpose of education, soft skill development and preparedness for training and employment.

Geographic Distribution

Target Area	Percentage of Funds
NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT)	
Regeneration Neighborhood	
City of Decatur	100

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The allocation of funding to code enforcement provides a process to identify code, safety, and health issues within the low/moderate income census tracts. Through code enforcement, the Neighborhood Service Officers may work with residents to resolve the issues. Ultimately, the goal is to provide a safe and healthy environment for the residents to live.

Discussion

None at this time.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the last ten years, the community has seen a decline in employment and jobs. This has resulted in the loss of population as well. The housing stock remains but in many cases requires rehabilitation due to neglect or vacancy.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	22
Special-Needs	0
Total	22

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	22

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

The non-homeless goal is to provide existing homeowners with improvements which will allow them to continue to occupy their home. Improvements may include ADA improvements, lead encapsulation or removal as well as code improvements. The programs which support the improvements are: Emergency Program, CDBG Residential Rehabilitation, HOME Residential Rehabilitation, and CHDO Set-Aside. Prior year funds were allocated to increase more affordable housing opportunities, thus the HOME Buyer Program will provide down payment assistance to income eligible first time homebuyers. The community identified a higher need for improved residential units for special need tenants. The estimated number of homeowners assisted with emergency and residential rehabilitation is: 11 for emergencies, 6 for CDBG residential rehabilitation, and 5 under the HOME residential rehabilitation programs.

AP-60 Public Housing – 91.220(h)

Introduction

The public housing program was created to provide decent, safe rental housing for eligible very low, low, and moderate income families. This includes housing for the elderly and those with disabilities. Public housing authorities own and operate federally subsidized affordable housing. Decatur Housing Authority (DHA) is the local public housing authority. DHA states its mission as "To provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals." DHA's specific goals and explanations of those goals are as follows: increase the availability of decent, safe, and affordable housing, improve the quality of housing in the community, increase assisted housing choices and ensure equal opportunity in housing for all Americans.

DHA operates a Public Housing program and administers a Section 8 Housing Assistance program. As of January 2017, DHA's Public Housing program provided 681 units, including 203 units in a mixed finance development owned and managed by private entities. DHA's inventory consists of 10 zero bedroom units, 319 one bedroom units, 182 two bedroom units, 134 three bedroom units, 21 four bedroom units and 15 five bedroom units. HA's waiting list for 478 units at sites other than the mixed finance Wabash Crossing Phase I, II, and III developments have 511 households consisting of 221 one bedroom, 51 two bedroom, 183 three bedroom, and 46 four bedroom applicants.

In 2017, DHA managed inventory is 99% occupied with vacancies being prepared for re-occupancy. DHA reports the 203 mixed finance Public Housing units at Wabash Crossing have approximately 40 vacancies. A minimum of 75% of all household issued leases will have income less than 30% AMI (very low income). 2018 information is currently pending.

Actions planned during the next year to address the needs to public housing

DHA administers 1242 Housing Choice Vouchers (HCV), sometimes referred to as section 8 vouchers. This total includes: 10 VASH (Veterans Affairs Supportive Housing) vouchers, 110 RAD Section 236 preservation vouchers, 23 Continuum of Care (COC) vouchers and, 147 Project Based Vouchers. Additionally, DHA administers 23 Continuum of Care (COC) vouchers. Insufficient housing assistance payment (HAP) funding results in only approximately 1130 vouchers being supported with 100 utilization of funding. The 2017 January waiting list contained approximately 180 households and is currently closed. As the list declines, it will be reopened and a lottery will be held to select approximately 300 fresh applicants. This lottery has historically had 600-900 participants. DHA uses a point system for screening applications with added points awarded for being a resident of Macon County.

In an effort to increase the overall quality and availability of affordable housing in 2017, DHA planned to solicit development proposals for new construction of units to receive 15 year Project Based Vouchers (PBV) HAP contracts. In early 2017, DHA selected a developer to develop 13 PBV units for elderly by the

end of 2018. Additional opportunities will also be sought.

In January 2017, approximately 111 of 464 resident households were age 62 or older and approximately 225 of 464 or 47% of households include a disabled person including mental and developmental disabilities. The disabled population in the high rise properties which were formerly designed for elderly residents is over 50% and is approximately 65% in two of the three high rises. DHA receives funding for one elderly/disabled service coordinator. With over 225 clients, one person is not able to assist all of the elderly disabled tenants. DHA collaborates with Heritage Behavioral Health Center, the Decatur Macon County Homeless Continuum of Care, the Community Health Center, and other agencies and organizations to serve its residents. Additionally, DHA employs one ROSS coordinator to help DHA residents obtain services and assistance to gain self-sufficiency. HUD funding of the elderly disabled services program and the ROSS program is inadequate to provide sufficient number of case workers to the needs of DHA's residents. Therefore, DHA is seeking additional sources of funds and assistance from collaborative partners.

For 2017, DHA planned to use Capital Fund Program (CFP) funds to improve existing properties including but not limited to interior repairs and painting, removal of blighted trees, window replacements and vacancy reduction efforts, as well as, supplementation of operating subsidies. DHA planned to work with HUD, Wabash Crossing owners, investors, and property managers to increase occupancy at the mixed finance property in 2017. DHA will seek opportunities and funding to construct new affordable housing, leverage Project Based Vouchers for construction or substantial rehabilitation of existing properties, clearance of blight, and neighborhood stabilization activities. Additionally, DHA will seek new technologies to increase operational efficiency and productivity for communications, data processing, and sustainability.

DHA will seek additional funds, new collaborators, and additional commitment for existing collaborators to increase services to elderly and disabled residents. DHA will investigate designating one or more properties for occupancy by elderly only residents.

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

The Decatur Housing Authority utilizes meetings, such as the Resident Advisory Board Meeting to gather and share information regarding the operation and management of Decatur Housing Authority. The meetings allow the residents the opportunity to identify needs and input. Elderly service coordinator and project managers encourage participation in resident councils to involve residents and identify and address resident needs and build community. DHA staff continually work with families, seniors, and the disabled in public housing units to improve their quality of life, increase self-sufficiency.

The Decatur Housing Authority seeks income sources for programs to help low income individuals overcome barriers to attain affordable housing. DHA has completed new construction units available for

purchase through a non HUD homeownership program with a DHA non-profit affiliate. The eight homes are highly energy efficient (exceeds energy star) net zero ready. DHA is now marketing to buyers between 89-120% AMI. The buyers could include public housing and former public housing residents. DHA reports these homes are being offered at deep discounts to encourage revitalization in the neighborhood adjacent to the Hartford high-rise and Millikin University.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

In 2017, DHA was designated "Management Trouble" in the latest Public Housing Authority report. DHA reported this status was due primarily to low occupancy 75% of public housing units in the mixed finance project owned and managed by private entities. DHA was to confer with HUD and legal counsel to implement new approaches to increase occupancy to high 90%. The City of Decatur will continue communication with the PHA regarding issues which affect the public housing stock. In some instances, the challenges may include infestation, vouchers/certificates, traffic, crime, and more.

Discussion

The Decatur Housing Authority mission is to provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals. The identification of housing needs must address the issues of affordability, supply, quality, accessibility, size of the units, and the location. DHA is seeking development partners, low income Housing Tax Credits (LIHTC), and other non-HUD sources of funds for development of affordable housing construction and or rehabilitation, neighborhood revitalization, stabilization, and for replacement ACC housing units.

DHA will continue to enforce its Section 3 Program to create opportunities for residents, seek funding for the elderly disable services program and the ROSS program and encourage resident participation to obtain self-sufficiency. DHA continually undertakes affirmative measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. DHA is an equal opportunity housing provider.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Decatur works to ensure individuals with disabilities including severe mental illness, developmental disabilities and physical disabilities are housed through available funding sources. Collaboration and coordination between agencies serving individuals with special needs make certain services available at varied levels of need including intermediate care facilities, developmental centers as well as housing assistance to prevent homelessness when individuals are transitioning from care facilities back into the community. The needs of elderly, persons with disabilities, alcohol and/or drug additions, HIV/Aids as well as public housing residents exist in regard to the ability to have safe affordable, housing options. In effort to ensure appropriate supportive housing for persons returning from health and mental institutions, the CoC is working to is working with community based service providers to integrate coordinated case management and utilization of the HMIS database. The City provides rehabilitation improvements which include accessibility, energy efficiency improvements, and more. The City works with homeowners to connect them to services which may assist the homeowner with the challenge at hand. This may be linking the individual to the United Way for a ramp, to Decatur Macon County Opportunities Corporation for weatherization or power bill assistance, to Community Investment Corporation of Decatur for credit counseling, MAXX program for limited emergency assistance, and Community Home Environmental Learning Project (CHELP) for adult protective services, disability care, elder care, general home cleaning, homemaking, personal care assistance, transportation. This is only a few of the different resources in the community.

Homelessness is a significant social issue affecting many individuals and families across the country. Many stereotypes and misconceptions exist regarding the homeless population. For instance, many believe that individuals experience homelessness are in their current situation because of a personal deficit. However, many homeless individuals are impacted by issues out of their control. Such issues include Post-Traumatic Stress Disorder (PTSD), mental illness, physical disability, developmental disability, substance abuse, brain injury and domestic violence. The Point In Time (PIT) data revealed that a number of individuals experience two or more of these issues simultaneously.

Another misconception of the homeless population includes the idea the individuals are lazy and unwilling to work. Many homeless individuals are employed yet do not earn enough money to financially support themselves or their families. This issue contributes to the chronically homeless (CH). The 2016 PIT indicates a decline in the CH individuals. 2017 shows chronic homeless numbers did not change and the unsheltered homeless count doubled from 2016. This comes after a significant cut in funding and programs, such as Dove's transitional housing programs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their

individual needs

The community partners have implemented a chronically homeless action team which is called CHAT. CHAT is still working on the finer points of streamlined housing applications.

The Homeless Advisory Council is used to ensure provider collaboration and identification of homeless person's needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The annual Point In Time and qualitative data are used to strategically plan. The information is used to address utilization of emergency shelters and transitional housing to ensure the needs of homeless persons are met. Emergency Shelters include: Dove, Inc. Domestic Violence Shelter, Jacob's Well-House of Hope, Salvation Army Men's Shelter, Youth Advocate, God's Shelter of Love, and City of Praise. The combined bed capacity of the providers are 117. Information collected January 28, 2017 shows only two emergency shelters utilizing full bed capacity while five shelters were under capacity but not by much. For example, the Salvation Army was utilizing 57 of the 60 beds. All transitional housing units were under capacity at a higher rate than the emergency shelters. The exception was Dove which utilized 15 of the 16 bed available. 2017 PIT data shows an increase in unsheltered homeless. Of the 130 homeless individuals identified, 16 were not sheltered. This is an increase from 2016 by more than double. The PAIT data reflect a sharp decline in the number of unsheltered person from 39 individuals from January 2015 to only 7 in January 2016. The Emergency Shelters and the number of beds are identified as: Dove, Inc.-30, Salvation Army Men's Shelter-60, God's Shelter of Love-8, Youth Advocae Program Hilltop Shelter-3, Water Street Mission-16, and the City of Praise Church-20. *City of Praise beds are available when the temperature is below 20 degrees. The City of Decatur lost 2 shelters from 2016-17. However, the Salvation Army increased their bed capacity from 35 to 60. This increased the emergency bed total by 7 from the prior year. The Salvation Army is a men's only shelter. This makes an impact and counteracts the adverse effects of losing 2 emergency shelters. This leaves some of the more vulnerable demographics such as women and children without additional emergency shelter.

Transitional housing is available with Community Investment Corporation of Decatur (CICD)-16 beds, Dove, Inc.-19 beds, and God's Shelter of Love-Scatter Site Housing-10 beds. Decatur lost a significant amount of Transitional Housing during FY2016. The community lost of Decatur Cares Rescue Ministry and Decatur Macon County Opportunity Corporation. Dove, Inc. decreased its available beds by 28 and CICD decreased their beds by 3. This is a total loss of 50 transitional housing beds from last year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The creation implementation of the chronically homeless action team also known as CHAT works with area providers, shelters, and primarily Homeward Bound to house individuals, veterans, children, and families. Homeward Bound is the Continuum of Care's lead agency.

The Homeless Advisory Council will engage providers to collaborate and meet the service needs of individuals at risk of homelessness. They will work with the City of Decatur to ensure ample affordable housing units are available for individuals to move out of homelessness and access their own housing.

The chronically homeless count did not change from 2016 to 2017 PIT count. The number of chronically homeless in Decatur remains at 23. Whenever we look at the high number of loss of transitional housing and the loss emergency shelters for women and children, it is easy to see how this correlates to rise in unsheltered and chronically homeless individuals in Decatur. Despite the increase number of unsheltered homeless individuals the overall PIT found 130 homeless individuals which is a 17% decrease from 2016. Of those homeless individuals 22% were under the age of 18.

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

The action planned to reduce the number of poverty-level families includes working with the City of Decatur, Economic Development Corporation (EDC), Continuum of Care (COC) and the providers to address the identified needs of poverty-level families, including: housing, job training, employment opportunities, child care resources, criminal background barriers, and access to services. Activities planned to enhance coordination between public and private housing and social service agencies are working collaboratively to increase HMIS use and the Coordinated Assessment process between the housing market and social service agencies, allowing for a better overall systemic practice and create the opportunity to effectively address the housing matter with a more rapid response.

The CoC is working to insure a coordinated entry of how people come into and access services. The effort is to evaluate and become more engaged. With the various governmental bodies, such as: DHA and the City of Decatur, plus a long list service and shelter providers including but not limited to Heritage Behavior Health Center, Good Samaritan, Decatur Macon County Opportunity Corporation, Macon-Piatt Regional Office of Education, Decatur Public School (DPS), Millikin University, and Community Investment Corporation of Decatur (CICD), the effort is to identify and address all areas of needs. The approach will

also assist veterans, parolees, and those with disabilities.

Discussion

The 2017 Point in Time (PIT) Survey was administered on Thursday, January 28, 2017. The PIT Coordinator along with a team of 20 volunteers and 15 staff spent 24 hours gaining access to and county as many homeless individuals, veterans, children and families to gain a clear understanding of homelessness in the community. Along with counting individuals, a housing inventory was completed allowing the CoC to gain an in depth understanding of the utilization emergency shelters and transitional housing in the community. The qualitative data gathered January 2017 was gathered to gain a better perspective of the underutilization of beds and the increase in unsheltered individuals. This data was obtained through one-on-one interviews with homeless individuals. As a result of the data collection, unmet needs emerged. The data revealed a lack of shelter bed utilization based on various reasons and beliefs including: required attendance and participation in programs that conflict with one's religious and spiritual beliefs, programs that deny shelter because of substance abuse issues, and programs that deny shelter due to a person's criminal history.

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Decatur is committed to policies which provide incentives to develop and maintain affordable housing within its jurisdiction. Building codes, land use restrictions, and taxes can have a negative effect on affordable housing and investment within the community. Currently, housing taxes are based on the assessed value of the property. Building codes and property maintenance codes are uniform to all types of residential development. It is unlikely public policies are a major deterrent to the development of affordable housing.

Past improvement to zoning provided changes to allow for creative development and provide incentives to provide affordable housing. Within the last five years, the City adopted the use of 2009 International Residential Building Code from the 2006 International Residential Building Code. The newer code is easier for builders to understand and incorporates higher standards which may result in making homes more affordable.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City continues to monitor the changing needs of the community. Evidence of the city's willingness to meet the needs of affordable housing have been demonstrated through the last fifteen years. The City has shown willingness to use its taxing authority to stimulate redevelopment in older, more affordable neighborhoods. The City also adopted tax increment financing (TIF) to finance redevelopment project costs. TIF has been used by the City on both residential areas and commercial/retail areas, such as Wabash Crossing and Downtown Decatur.

Discussion:

During 2018, the City looks towards revitalization of challenged areas in the community and working with various entities, businesses, and organization. The City plans to look closer at zoning and developer needs. Changes may be required to meet the changing needs of the community.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Decatur will continue to promote the collaboration and coordination of services among agencies. The City will seek and/or support the pursuit of additional funding to address underserved needs and reduce poverty.

Actions planned to address obstacles to meeting underserved needs

The lack of funding or insufficient funding has been identified for a variety of needs whether it is case management, education, employment, housing, etc. To improve or resolve the issue, the City will apply for additional funding when available and support the applications of other agencies to finance the need. The City will encourage collaboration and coordination of services and will continue to participate in the CoC.

Actions planned to foster and maintain affordable housing

The City will continue to provide assistance to very low, low, and moderate homeowners to rehabilitate their homes. Energy conservation improvements, such as: insulation, windows, doors, and more efficient systems reduce the cost of occupying a unit. Where needed, assistance may be provided to install accessible features within the unit.

The City will support the efforts to maintain or replace affordable housing units when needed. The City will continue to work with local agencies and provide referrals for services and housing.

Actions planned to reduce lead-based paint hazards

Due to the age and condition of housing in Decatur, residents may be exposed to the effects of lead-based paint. The City of Decatur continues to comply with lead-based paint regulations since September 2000 enactment of the Title X of the Housing and Community Development Act of 1992. Other agencies, such as: Decatur Housing Authority (DHA), which receive federal funds are also required to adhere to the regulations.

- The Neighborhood Service Division will ensure that staff understands and complies with HUD's lead-based paint regulation. Staff will attend HUD's Lead-Based Paint Training and refresher courses. In the August of 2017, the Neighborhood Programs Manager and the Neighborhood Programs Specialist took classes regarding lead. The two staff members successfully completed the Lead Abatement Supervisor Initial course and passed the competency exam. The course is accredited by the Illinois Department of Public Health in accordance with the Illinois Lead Poisoning Prevention Code.
- The City will continue to provide methods and assemble materials to educate rental property

owners, homeowners, and renters regarding lead-based paint requirements. According to the Macon County Health Department (MCHD), childhood lead exposure can be minimized or prevented through increased public awareness, such as: apply lead safe work practices when disturbing lead based paint, keep the play, study and living areas of children clean, and ensure children eat a healthy diet that includes calcium and iron. Some of the highest risk are young children who have frequent hand-to-mouth exposure to surfaces with lead-containing dust (crawling on the floor or playing at a window). Children are also exposed to oral imported products with uncontrolled amounts of lead (imported toys, cosmetics-surma/kohl, medicine (folk remedies), pottery, candies, and spices. Also, children with low iron are at the highest risk for lead exposure. A 2012 Illinois Dept. of Public Health report indicates African-American children are 1.4 times more likely to have lead poisoning in the blood compared to white children. The report also identified low income as a high risk factor. It is reported, low income Illinois residents in Medicaid, WIC, Head Start, and all kids are at the highest risk.

- The City will continue to nurture the existing relationships and establish new contacts with lead professions and key partners, such as: risk assessors, clearance technicians, MCHD and Crossing Healthcare (formerly CHIC). The City provided vacant lots to Crossing Healthcare. Crossing Healthcare provides prenatal care, pediatric care, immunizations, lead screenings as well as many more services. The facility is along bus routes which makes it easier for patients to access services. Qualified patients live at or below 200% of the federal poverty level.
- The City will continue to reduce the exposure to lead-based paint hazards in housing units through all its federally-funded housing programs, thereby improving the quality of the housing stock and providing a safer environment for low-moderate income residents.
- The City will continue to inspect for needs within the residential unit including the lead based paint.

Actions planned to reduce the number of poverty-level families

The poverty in Decatur may be attributed to a number of different factors including educational attainment, life skills, and lack of employment training opportunities. High levels of poverty reduces the opportunities that an individual or household has to owning a home, living in a stable environment, providing adequately for the household, and achieving economically and socially. Poverty may indicate the household or individual is one step away from homelessness. Ideally, reducing poverty will provide the city with strong citizenry and more stable neighborhoods. CDBG and HOME funds will be used to assist low income households through homeowner rehabilitation. CDBG funds, under public service activities, will target for employment education and training.

Actions planned to develop institutional structure

The City may partner with other public and private agencies to address gaps, such as:

- Partner with various housing and homeless service agencies by providing supportive services and

staff support.

- Continue to partner with homeless housing and service provider agencies on the implementation and update of the City's Ten-Year Plan to End Chronic Homelessness.
- Actively assist other housing organizations which seek to become CHDOs and fund certified CHDOs.
- Take an active role on numerous committees and boards to coordinate resources, such as: Decatur Community Partnership (DCP), Decatur-Macon County Opportunity Corporation (DMCOC), Decatur Jobs Council (DJC), CoC, and others groups.
- Partner with private financial institutions to offer home buyer assistance and promote down payment assistance programs plus work with HUD approved housing counseling agencies to offer home buyer counseling.
- Work with DHA on sustaining the Wabash Crossing Development and other initiatives to public housing residents.
- Continue to have an active role in neighborhood advocacy by working closely with the Coalition of Neighborhood Organizations (CONO) and supporting neighborhood initiatives.
- Continue to pursue additional funding opportunities to address decent, safe, affordable, and accessible housing needs of residents and to address the elimination of slum and blight in neighborhoods.
- Support goals established by other community organizations to better the life of residents, such as: Macon County Mental Health Board, United Way of Decatur, the Decatur Community Partnership, Grow Decatur, and the Community Foundation.
- The divisions within the Department of Community and Economic Development Department meet regularly to ensure coordination with local economic development initiatives, transportation plans, historic site preservation, Brownfield redevelopment, energy-efficiency initiatives, etc.

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

The City of Decatur meets periodically with the local PHA. The City continues to work with Decatur Housing Authority (DHA) to move projects forward. DHA has received a grant which will allow the PHA to construct 8 new residential units.

The City believes in collaboration and knows that future plans for moving the city forward will not work unless we have the partnership of our local agencies as well as developers.

Discussion:

The City of Decatur continues to work to meet the ever changing needs of the community. Community participation in the revitalization process for the community is key.

Program Specific Requirements

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

Introduction:

CDBG does not require match. However, the City of Decatur desires to meet the needs of residents through general fund resources, user fees, local motor fuel taxes, state motor fuel taxes, other federal grants or loans, and foundation funds. City staff will continue to pursue new sources of funds to address the community's needs.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

- | | |
|---|----|
| 1. A description of other forms of investment being used beyond those identified in Section 92.205 is | |
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| 2018 | |

as follows:

The City of Decatur may utilize additional funding from its General Fund along with funding from DCDF, Inc., an arms-length organization with a mission of creating affordable housing opportunities or developments or to assist in the rehabilitation of houses when available. Outside funding from foundations, grants, and loans may be an option and may be pursued for potential projects.

The City of Decatur, Neighborhood Services Division, will use HOME Investment Partnerships Program (aka HOME) funds to provide funds for affordable, safe housing and housing assistance for low income persons. The forms of funding used to assist homebuyers and/or developers include: closing cost and down payment assistance, development subsidies, loans as second mortgages, or some combination of these methods. The City of Decatur will use the recapture method of insuring affordability for HOME assisted rental properties and for all homebuyers receiving direct assistance. Where the homebuyer does not receive direct assistance, the City will use the resale provision of insuring affordability for for-sale housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Subject to recapture are HOME funds that are invested in a HOME assisted unit, as a direct subsidy to the homebuyer. This includes down payment and closing cost assistance, and second mortgages that finance differences between fair market value and the homebuyer's first mortgage. The minimum length of affordability is as follows based on the total direct HOME assistance to the homebuyer.

The recapture provisions are as follows: The Affordability Period shall be based on the total direct HOME subsidy to the homebuyer and does not take into account a development subsidy provided on the unit. HOME funds for direct buyer assistance may be provided through the Decatur "HOME" Buyer Program as a direct subsidy to the homebuyer as closing cost and down payment assistance, direct subsidy as a second mortgage that reduces the need for buyer equity or senior debt financing, or for the difference between fair market value at the time of sale and sales price, if HOME funds were used to develop the property and the property is being sold below market value. The buyer must be purchasing the home as a sole principal residence. The buyer must intend to live in the home for the entire affordability period and not buy the home for any other purpose, such as investment or rental property.

Subject to resale provisions are the total HOME funds that are invested in a HOME-assisted unit, development subsidies and direct assistance. See the above chart for the affordability requirements. The affordability period is based on the total amount of HOME funds invested in the housing including down payment and closing cost assistance, direct loans as second mortgages, and the difference between fair market value at the time of sale and sales price and development subsidies. Resale provisions for Homeownership shall be used when there is no direct assistance

provided to the homebuyer or in a market where it is questionable that the unit will maintain affordability on its own. City of Decatur HOME assisted activities which may use Resale provisions include Single Family New Construction and Acquisition with Rehabilitation. The buyer must be purchasing the home to use as their sole principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not be buying the home for any other purpose, such as investment or rental property. The chart below identifies the affordability minimum periods for recapture and resale.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Decatur has affordability enforcement instruments for both the resale and recapture provisions. Recapture provisions shall be detailed within each program written agreement between the homebuyer and City of Decatur and enforced through a mortgage, note, and homebuyer agreement filed with the Macon County Recorder's Office that runs for the entire term of the affordability period. The requirements within shall be triggered upon sale or transfer of the HOME assisted property. For projects including the down payment and closing cost assistance program, for sale new construction and for sale acquisition rehabilitation programs the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list City of Decatur as an additional insured during the period of affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer. Resale requirements shall be detailed within each program written agreement between the homebuyer and the City and enforced through deed restriction, mortgage, note, and HOME Agreement filed with the Macon County Recorder's Office and the requirements within shall be triggered upon sale or transfer of the HOME assisted property. For homebuyer projects including the new construction and acquisition rehabilitation programs, the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list City of Decatur as an additional insured during the Period of Affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer. In the event of non-compliance the full loan amount shall become due and payable immediately. The resale option ensures that the HOME assisted unit remains affordable over the entire period of affordability. Resale provisions must be used where there is no direct assistance to the homebuyer including down payment and closing cost assistance, direct loans as second mortgages, the difference between fair market value at the time of sale and sales price.

When HOME funds are used to acquire units, the City will ensure that the homeowner qualifies as a low-income family at the time the agreement is signed. If there is a transfer of title, the new homebuyer must qualify as a low-income family. To maintain affordable units, the City will assist with the cost of any rehabilitation for the house to be acquired and/or assist another homebuyer in the purchase of the home. It is understood, the total amount of the original assistance and additional HOME assistance may not exceed the maximum per unit subsidy amount established under

92.250. The City will take into account the estimated value of the property, after rehabilitation and make sure that it does not exceed 95% of the median purchase price for the area.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Decatur has no plans to refinance existing debt secured by multi-family housing.

The City of Decatur is committed to ensuring affordable housing opportunities for its residents. While at the same time, tools and instruments are in place to meet compliance through the HOME regulations when providing assistance through our HOME homebuyer program. Upon receipt of recaptured funds, or at the completion of the affordability period, whichever is longer, City of Decatur will prepare a "Release of Mortgage" document to be filed with the Macon County Recorder's Office to release the original HOME assisted property from the obligations of the affordability period and the release of the homebuyer agreement that runs for the entire period of affordability. The homebuyer will be responsible for the recording of the release. Repayment of recaptured funds shall be remitted directly to City of Decatur Neighborhood Services Division to be utilized for HOME eligible activities only. We will ensure consistent affordability for the residential units, while preserving our housing stock and stabilizing neighborhoods. The City of Decatur has \$4,782,738 as available HOME match. HOME Administrative costs do not require match but other HOME projects require the match. As HOME match is needed, it will be drawn from the "reserve" of available HOME match. The City of Decatur may utilize additional funding from its General Fund along with funding from DCDF, Inc., an arms-length organization with a mission of creating affordable housing opportunities, to assist in the rehabilitation of houses when available. Outside funding from foundations, grants, and loans may be an option.