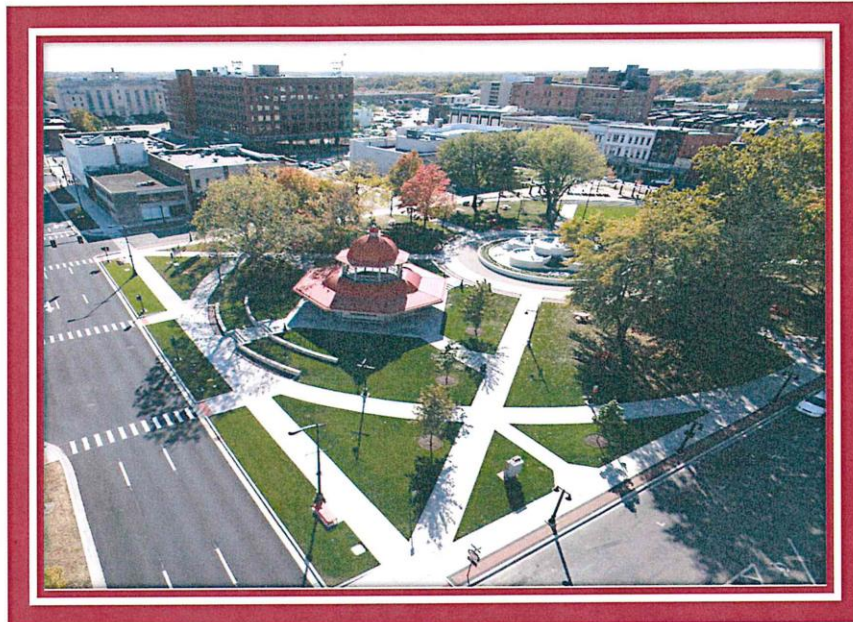
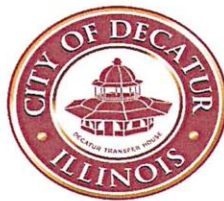


CITY OF DECATUR, ILLINOIS



ANNUAL ACTION PLAN

FY 2019



PREPARED BY:

NEIGHBORHOOD SERVICES DIVISION

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Amended May 2020 to add CDBG Cares Act funds to the FY2019 Annual Action Plan. Due to IDIS issues, the amendment for FY19AP was stalled until the problem was corrected mid June.

Executive Summary

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

1. Introduction

This section presents the amendment to Fiscal Year 2019 Annual Action Plan which is the fifth year of the Consolidated Plan FY2015-2019. This spring, the City was provided an opportunity by the Department of Housing and Urban Development (DHUD) to access CDBG-CV funding, in the amount of \$834,267, under the CARES ACT. The CARES ACT funds are to address the preventing, preparing for or responding to the COVID-19 Pandemic. The CDBG-CV funds may not be a duplicate funding source for for an activity. A variety of projects may address the community's needs addressing COVID-19. Projects may include housing, public services, public facilities, and economic development. The CDBG-CV funds must also address the national objectives: address urgent community need, benefit low- and moderate-income residents, and address the elimination of slum and blight. 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 Consolidated Plan will also be updated to incorporate the CDBG-CV funds along with an updated Citizen Participation Plan.

The City's 2019 allocation was \$1,411,581 in Community Development Block Grant (CDBG) funds and \$425,163 in HOME Investment Partnership Program (HOME) funds. The CDBG and HOME funding are used to support activities which benefit very low, low, and moderate-income persons and low-moderate income areas. The CDBG 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 original 2019 Annual Action Plan presented the City's strategy for use of the entitlement funding allocation during Fiscal Year 2019 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 was presented in narrative and table form. Finally, the 2019 Action Plan 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.

Through the Citizen Participation process, residents and organizations identify the needs and provide comments. As permitted under the CARES Act, the City has updated the Citizen Participation Plan to allow for more timely resident and agency input within a shorter time period. The City of Decatur is currently utilizing a shortened comment period. A 2019 Action Plan/Consolidated Plan Amendment public meeting was held Thursday, July 16, 2020, at 1:00 P.M. in the City Council Chamber of the Decatur Civic Center.

The community has seen many areas which have been impacted by COVID-19: housing, services, employment, and organization staffing. Without the resources, the community cannot address essential needs. Funds have been identified for potential public service activities which provide education for future employment and training programs related to COVID-19. The normal allocation of CDBG and HOME Residential Rehabilitation Programs are handled in a lottery process whether the program is city-wide or targeted. 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". Residents were given approximately six weeks to deposit a form in the lottery box in October and November 2019; names are periodically drawn. Homeowners are contacted. Appointments are scheduled for homeowners to apply for assistance. Due to COVID-19, the process has changed slightly where intake is initially handled by phone and documentation may be supplied through fax and/or e-mail. Great effort is made to protect the resident and the staff.

When public service funding is identified, 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 has typically been handled through a notice of funds available to address the community need for adult education and employment preparedness. Informational classes are held for potential recipients. 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 Plan 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, loss of staff at various agencies as well as the City, and the COVID-19 pandemic. Some of the success was achieved in the public service funding of education and training outcomes and rehabilitation of homeowner occupied properties. Educational sessions were provided in the fall of 2018 for potential homeowners, current homeowners, tenants and landlords. Although the outcomes were positive, efforts to provide session in the 2019 fiscal year were put on hold due to COVID-19.

Due to a shortfall in general fund budget, the City continues to look for other funding sources. The City of Decatur received funding from the Illinois Housing Development Authority (IDHA), in the amount of \$125,000 to remove unsafe structures. The City has been approved for additional funding, in the amounts of \$75,000 and was awarded \$55,000 to address the cost of clean-up/maintenance for vacant properties or potentially demolition. The City was awarded \$470,000 for the Single-Family Rehabilitation to primarily address roofs for qualified homeowners and IDHA rules. Regarding economic development efforts, investments continue. Over the last several years, the investment has exceeded more than \$200 million. The investment results in new jobs and improved quality of life. The new lakeshore water park was expected to be complete and open in the summer of 2019. However, weather and COVID-19 has halted the use. Beginning in the fall of 2017, residents were invited to participate in community meetings for the development of a Community Revitalization Plan. The public was updated on the revitalization efforts in May. The Howard G. Buffett Foundation agreed to provide a significant investment of \$1 million to support the neighborhood redevelopment portion of the revitalization effort. Recently, the foundation has identified another \$1 million for the redevelopment effort. The Buffett Foundation is funding \$30 million to build a "Community Care Campus" in the Wabash Crossing neighborhood. The campus will include a detox and residential rehabilitation facility, outpatient treatment center plus transitional housing facility. Baby Talk, an early child development agency, will be relocated to the campus. The facility will include an exercise facility, fitness center, movie theater, outdoor walking path, and space for adult education. This campus is expected to have 200 workers with an economic impact of \$13.7 million. April 4, 2019 the Howard Buffett Foundation announced a new gift of \$25 million to support Baby Talk and Decatur Macon County Opportunity Corporation. This provides low-income households with a "one-stop" solution to access job training, employment readiness, utility assistance, homeless services, senior services, weatherization assistance, health care, substance abuse treatment, parent training, GED classes, alternative education for mother, fatherhood programming, and early childhood education. This holistic approach creates a wrap around system of support and care. The construction of the new facilities are underway.

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 comment period for the CDBG-CV funding under Amended Action Plan began at the July 13, 2020 City Council Study Session. A public meeting is scheduled for Thursday, July 16, 2020, 1:00 p.m. Residents have an opportunity to openly ask questions regarding the proposed 2019 Amendments to the Annual Action Plan and Consolidated Plan.

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.

The comments may submitted by e-mail, surveys, or at the July 16, 2020 public meeting. Public input at the July 13, 2020 Study Session identify a high need for COVID-19 funding related to services and economic development. The City continues to participate in a variety of organizational meetings in the community. By use of staff's notes and the organizations' minutes, staff documents services and the participation assessment of community needs. Since November 2017, the City has held a number of public meetings and council study sessions to secure residents' comments on revitalization. As identified in the public meetings held for the Consolidated Plan and the Action Plans, the Neighborhood Revitalization Planning input includes discussion on education, employment, job training, economic deveopment, removal of unsafe structures, safe and affordable housing, crime, and public improvements, such as streets and sidewalks. The Neighborhood Revitalization assumptions could be: Neighborhoods are revitalized with an appropriate blending of human and social services, rehabilitation of housing, infrastructure and other facilities, plus the general uplift of the area's economy. Potentially, the City could serve as guide and facilitator for the stimulation of market forces whenever possible, in addition to partnerships with community development entities, private donors and neighborhood organizations or associations. Each neighborhood is unique and will require different solutions, partners and strategies. It will not be possible to revitalize all neighborhoods at once. The input from the community meetings could be organized into three categories: 1) Neighborhood Regeneration, Support, and Sustainability, 2) Economic and Residential Development, Wellness and Vitality, and 3) local government regulations and relations.

In 2018 and 2019, the City organized eight City-wide clean-up initiatives in which residents could bring non-electronic items and dispose of them at no charge. In 2020, the City planned to provide four more City-wide Clean-up initiatives for residents. Due to COVID-19, the first clean-up event was cancelled. The City of Decatur, also implemented a Local Motor Fuel Tax (LMFT) a few years ago. The LMFT will be used to address the streets in the worse condition in the community over the next 7 years. Due to the decline of fuel consumption, the LMFT has declined and reduces the funding available for the street improvements. The Howard Buffet Foundation has generous pledged funds for the Revitalization effort.

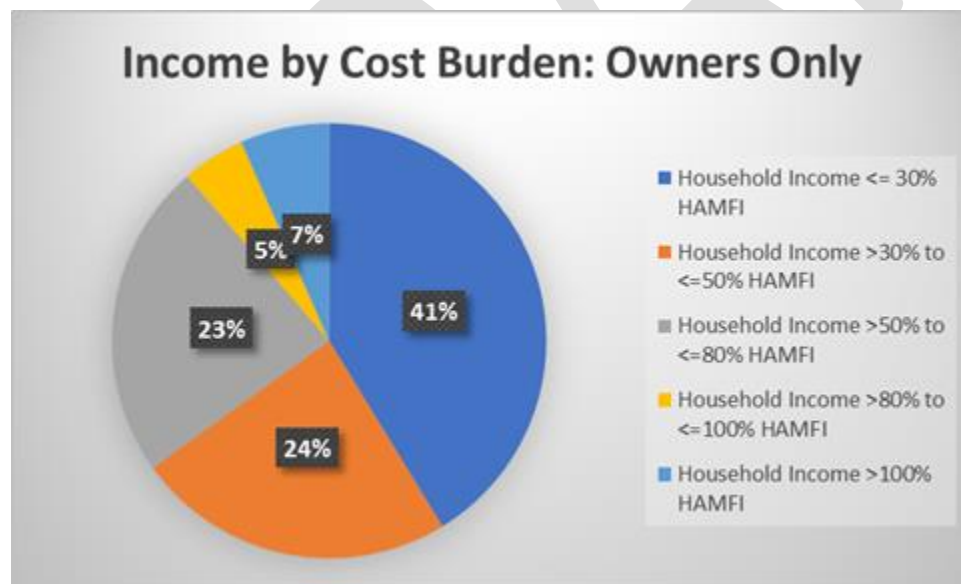
6. Summary of comments or views not accepted and the reasons for not accepting them

Each resident and organization is entitled to provide input. The goal is to improve the community as a whole through program purposed project implementation based on the community need. At this time, no comment or view was rejected.

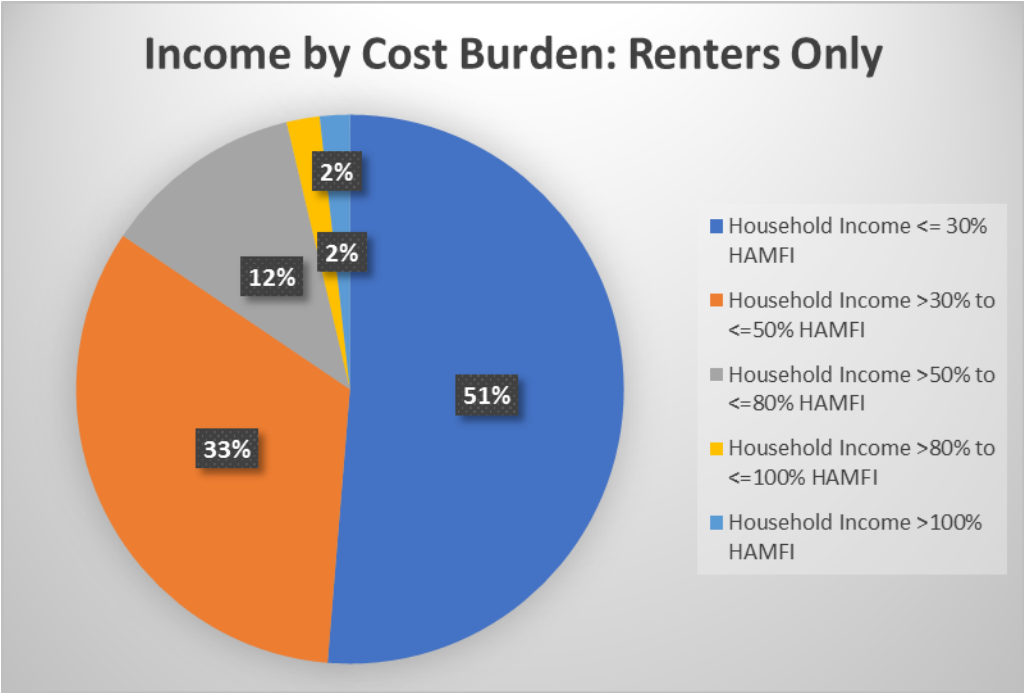
7. Summary

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, has 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 following attached information identifies cost burden for owners and renters, housing problems, and severe housing problems. Information regarding population decline has been included. Loss of residents has added to the vacancy issue.

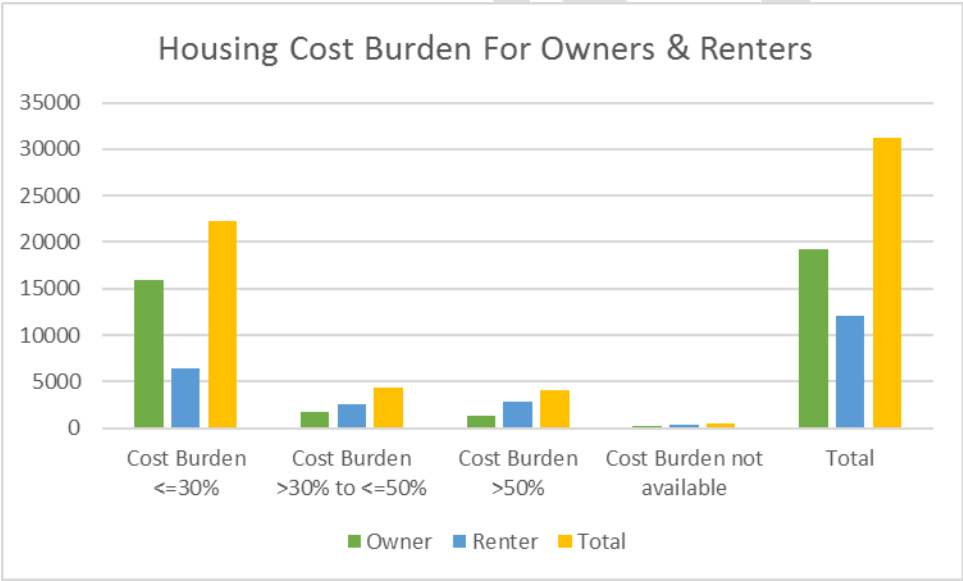
The City of Decatur's Citizen Participation Plan identifies a substantial change as: changes in the use of funds from one Consolidated Plan objective to another; a 38% increase or decrease of funds to any eligible funded activity; changes to carry out an activity using funds from any program covered 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 and urgent need. This provides for a faster delivery of programs and activities to serve residents.



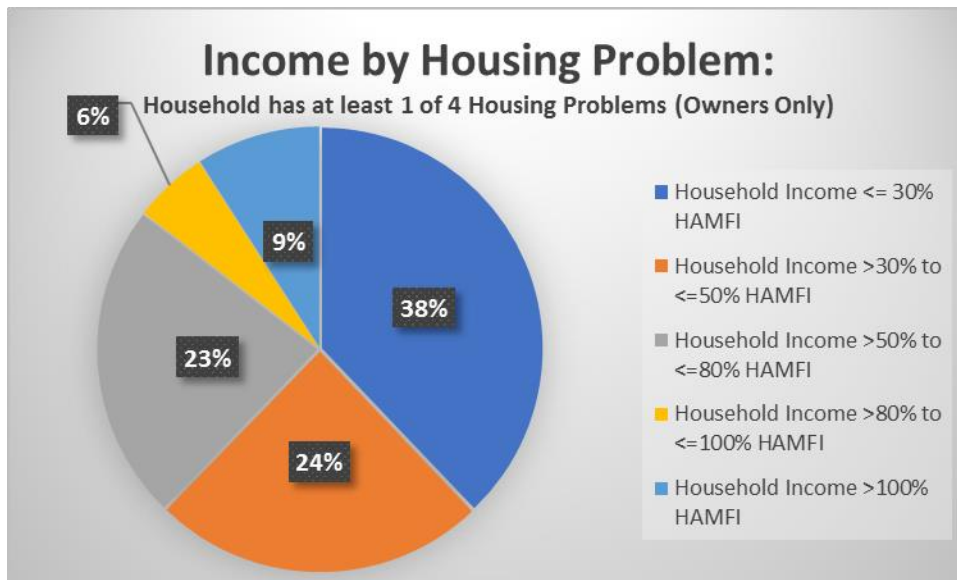
Income by Cost Burden: Owners



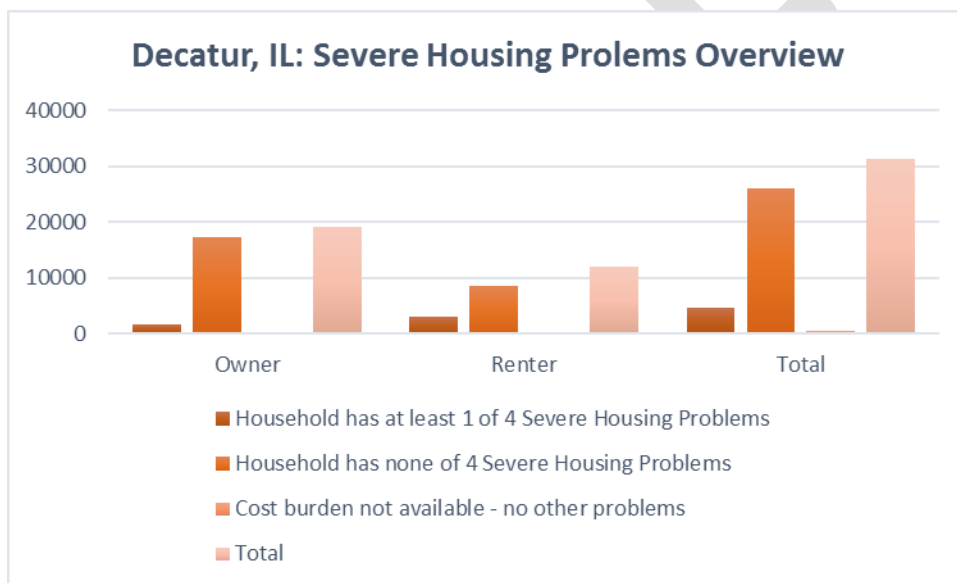
Income by Cost Burden: Renters



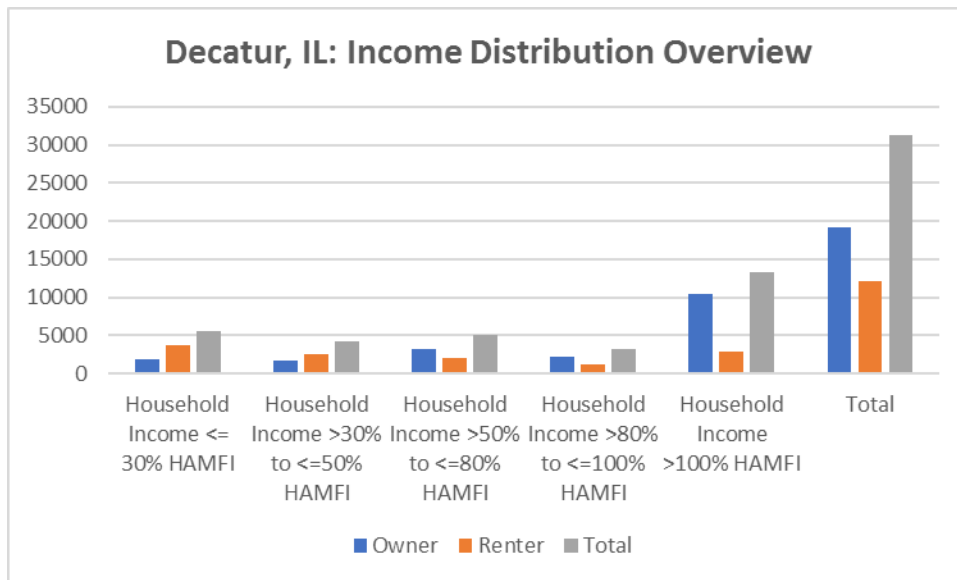
Cost Burden Owner vs. Renter



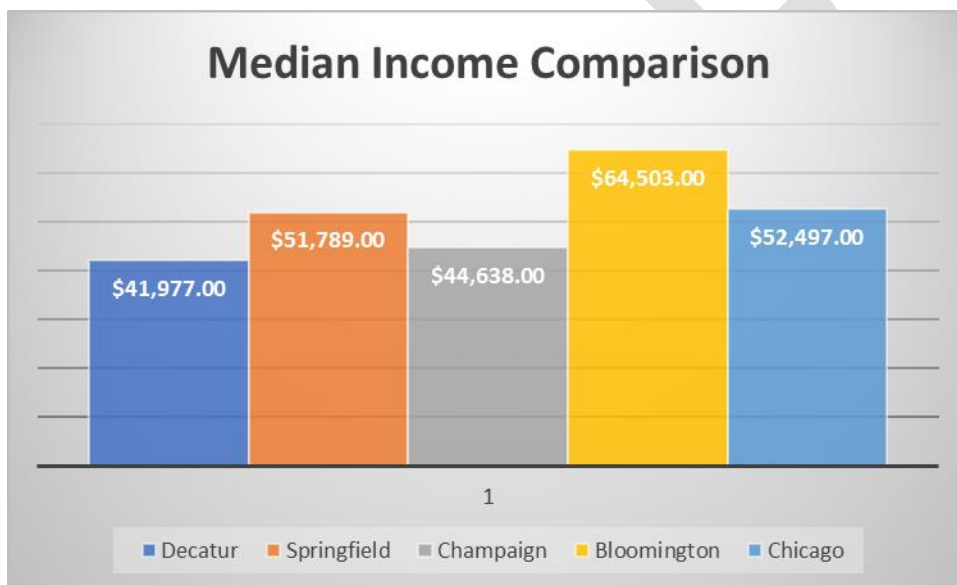
Income by Housing Problem: Owners



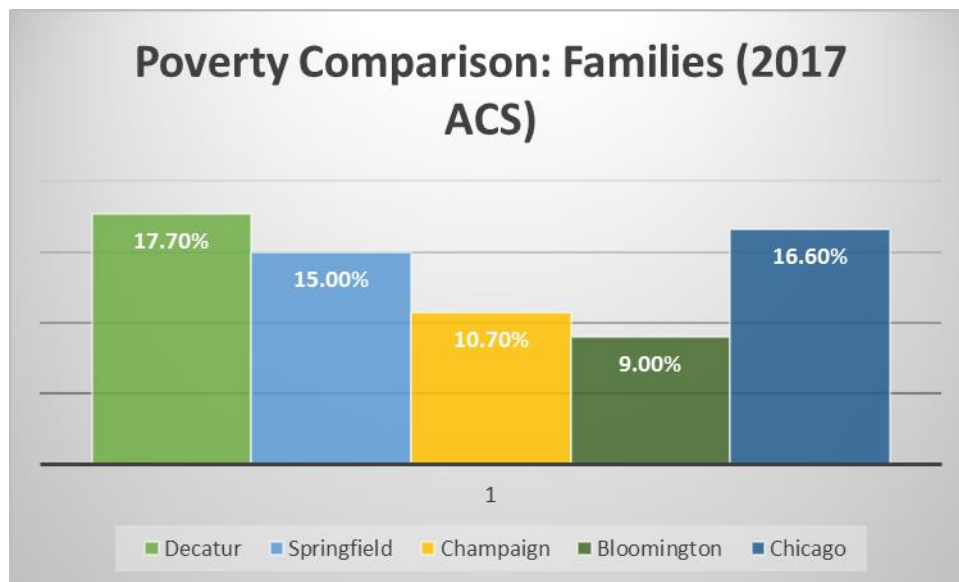
Severe Housing Problems Overview



Income Distribution Overview: Decatur



Income Comparison for Central Illinois



Families in Poverty Comparison for Central IL

Year	Population	Year Range	% Change
1970	90,705	1970-1980	3.7%
1980	94,081	1980-1990	-10.8%
1990	83,885	1990-2000	-2.4%
2000	81,860	2000-2003	-3.3%
2010	76,122	2003-2005	-9.7%
2017 ACS	73,505	1970-2017	-18.9%

Table 1 - Total Population Decline 1970-2017

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 2 – 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 Plans. This division is also responsible for the Consolidated Annual Performance Evaluation Report (CAPER). Copies of the Action Plan and Consolidated Annual Performance Evaluation Report are available for the public at the following locations:

Decatur Public Library, 130 N. Franklin Street, Decatur, IL 62523

Decatur Housing Authority, 1808 E. Locust, Decatur, IL 62521

City of Decatur, Department of Community Development, 3rd Floor, #1 Gary K. Anderson Plaza, Decatur, IL. 62523

The documents will also be available at the City of Decatur's website: www.decaturlil.gov.

Consolidated Plan Public Contact Information

Richelle D. Irons, Interim Manager of Community Development Department

City of Decatur-Neighborhood Services Division

1 Gary K. Anderson Plaza

Decatur, IL 62523

riron@decaturil.gov

217-424-2864

DRAFT

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

1. Introduction

The City of Decatur staff participates in a variety of meetings through positions on 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 (DCP), Decatur Macon County Opportunity Corporation (DMCOC), Heritage Behavioral Health, Decatur Job Council (DJC) and other agencies which includes county and local agencies and government bodies.

The City of Decatur reached out to the residents and agencies through neighborhood meetings, surveys, and correspondence. Community input for the 2019 Action Plan official comment period was May 30th through June 28th, 2019. Surveys were available for residents, non-profits, and businesses to complete and return to the Neighborhood Services Division. Comments were taken by mail, e-mail, 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(l))

The CoC rolled out coordinated entry and a new position was created. The agencies use general questionnaires through HMIS (Homeless Management Information System) that may be filled out and used to refer any homeless or housed individual with needs to the agency which can assist them. This position has knowledge about all local agencies, their availability and resources. This position spends a day at each shelter and uses Mondays to "hit the streets" to find unsheltered individuals. The 2019 Point in Time (PIT) identified 169 homeless individuals in Decatur, an increase of 9 since the 2018 PIT. The unsheltered homeless individuals were 11 (down 10 from in 2018). Emergency shelters had 117 people. While 41 individuals were in transitional housing. The decrease could be attributed to the CHAT (Continuum Homeless Action Team) team's work.

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, 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, Richland Community College, City of Decatur, and community volunteers. DCP meets quarterly to monitor the progress of the DCP programs, the expenditures, and to discuss community needs/issues which 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 fifteen (15) 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), Heritage Behavioral Health Center (Heritage), Supportive Services for Veterans Families (SSVF), Salvation Army, Baby Talk, Crossing Healthcare, Millikin University, Macon Piatt Regional Office on Education, Decatur Public Schools District 61, God's Shelter of Love, 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 hopes to update the document to reflect the changes in needs, housing, and services.

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. Dove-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. The formal coordinated entry policy for Macon County CoC was adopted in January 2018. 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.

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.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Dove, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was through group meetings where services and housing needs for homeless individuals were discussed. Discussion included overall collaboration and planning. The goal is to reduce homelessness as well as taking steps to ultimately end homeless. Discussions cover HMIS, Point In Time (PIT) study, data collection, and usage. Through continuous communication with the organization, the Consolidated Plan and Actions Plans capture/identify the needs. This opens the line of communication and documentation. The City of Decatur is able to provide the agency a Certification of Consistency when needed for various grant applications. The City will continue to work with Dove, Inc. and other homeless providers through the Governing Board, Continuum of Care, etc.
2	Agency/Group/Organization	Millikin University
	Agency/Group/Organization Type	Education-University
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Service Learning Education

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Millikin University (MU) provides higher education. The university staff and students are actively involved in the community through a variety of ways. MU students and staff have worked and continue to work with the housing organizations, mental health organizations, DHA, the City of Decatur, and others. Dove, Inc. has MU interns involved with the homeless monitoring. In 2019, MU had 22 students engaged in the Point In time effort for the City of Decatur. MU requires the freshman students to take Service Learning through the MU Career Center. Students are involved for approximately 10 hours or more. Students and staff are involved in a wide range of areas which encompasses the various education areas. Those areas include but are not limited to human services, education, free income tax service for low income, natural sciences, astronomy, non-profit fund raising, counseling/mental health, art/art therapy and more. The university, along with Good Samaritan, Aldi, Central Illinois Food Bank, and the Decatur Public School Foundation provides a backpack program, for three consecutive years. Millikin University has partnered with Dennis Elementary School (pre-K-8th grade). Dennis Lab School now focuses on Project-Based Learning. The partnership of Dennis School and Millikin University has launched an International Host Family Program. The partnership provides a supportive home away from home for the international students. This provides the international student an opportunity to experience family life in Decatur, Illinois. This provides an opportunity to make new friends while contributing to a greater understanding of other cultures by educating Americans about the student's home country. MU manages the Macon County Teen Court Program. The program, called the Teen Justice Program, moves from a government-based setting to a university setting. It is a collaborative experience with community partners, faculty, and students majoring in Criminal Justice. The program is a voluntary diversion program for first-time offenders between the ages of 9 and 17 who have been arrested for criminal offenses in Macon County. Rather than deciding guilt or innocence, program volunteers create service plans for the participants within a three-month period. If the participants are successful and</p>
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		complete the program, no charges are ever filed in the criminal courts. MU has actively worked with the CoC on a 5 Year Strategic Planning. MU worked with and trained the CoC partners and service providers on the Model of Change and de-escalation. The Model of Change is the method on how the clients are worked with. The Institute for Science Entrepreneurship (ISE), engages community stakeholders with presentations 8 times a year at Millikin University. ISE just completed its 6th year of engagement in the community. The ISE has had over 1000 attendees for their presentation. This provides another example of community networking. MU's Human Service major Internship Program works with local social service providers each fall and spring semester.
3	Agency/Group/Organization	Economic Development Corporation of Decatur and Macon County
	Agency/Group/Organization Type	Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The president of the Economic Development Corporation of Decatur-Macon County identified job training for adults (18+) should be a priority in 2019. In addition to job training, it is encouraged to support the development of small businesses. In regards to housing, it was identified there is a new need for new-modern apartments and/or leased housing opportunities. There should be an increase in market rate leased housing in the city.
4	Agency/Group/Organization	Macon County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Food Safety, Dental, etc.

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The point of contact for this organization was the Executive Director. This organization provides a variety of services as well as case management. The organization is an active participant on committees and coalitions, such as: Decatur Community Partnership, Teen Health Coalition, Opioid Coalition, the Greater Decatur Chamber of Commerce, Obesity Prevention Coalition, and much more. The organization promotes good health in a number of ways, from education, case management, and delivery of needed services. This organization provides dental services, partners with SIU physician services, and senior services. MCHD works with seniors through case management to help keep senior independent in their home as well as provide the "Macon Memories Cafe". Seniors may participate in a Medication Management Program which provides bi-weekly visits. This organization implemented the Teen Pregnancy and Sexually Transmitted Infection Prevention Grant. Their pilot program, Let's Talk Teen Health, was provided at both Decatur high schools, serving 19 students over 28 sessions. MCHD provides immunization clinics and influenza clinics throughout the year. This organization has a Lead Grant from the Illinois Department of Public Health (IDPH) to follow families with a child with a confirmed lead test > 10. This organization inspection the facilities which provide food.</p>
5	Agency/Group/Organization	Project READ
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Adult Literacy & Case Management

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Project Read Plus (PRP)/RCC, formerly known as Project Read/RCC, executive director stated the organization provides services for adults with literacy needs as a stepping stone for employment opportunities. PRP mission is to help adults improve their reading and math skills through free one-on-one tutoring with trained volunteers. The average competency of participants is below a 5th grade level. Approximately 97% of the current participants live in poverty. With increased math and reading skills, students may qualify for job training, earn a high school equivalency diploma, pass classes, obtain certificates and degrees that lead to employment. The outcomes improves not only their lives but the lives of the children/grandchildren. The organization partners with the Decatur Public Library, Workforce Development, Dove, Inc., Baby Talk, Crossing Healthcare, Adult Ed and Family literacy programs, Homeward Bound, Good Samaritan Inn, Education Coalition, Decatur Jobs Council, Old King Orchard's Community Center, Millikin University, Macon County Jail, GEO Reentry Program, Illinois State University, Salvation Army, and more.</p>
6	Agency/Group/Organization	Decatur Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Self Sufficiency and Section 3

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director shared the mission is to provide and maintain quality affordable housing with access to community resources for low to moderate income families and individuals. DHA specifically desires to 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. DHA manages public housing inventory which consists of 10 zero-bedroom units, 293 one-bedroom units, 71 two bedroom units, 68 three-bedroom units, 21 four-bedroom units and 15 five-bedroom units. As of May 2019, DHA managed units were 98% occupied with a wait list of approximately 560 households. DHA has identified the need to increase the overall quality and availability of affordable housing. DHA will solicity development partners for construction of new affordable housing which may be partially supported by Project Based Housing Choice Vouchers. The organization is committed to securing additional funds, new collaborators to increase services to elderly and disabled residents. DHA continues to use Capital Fund Program funds to improve existing properties.
7	Agency/Group/Organization	Decatur Community Partnership
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Collaborative programming among organizations and individuals to encourage integration of services.

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Decatur Community Partnership (DCP) is a mix of organizations, such as: Decatur Housing Authority, Illinois Department of Corrections, Macon County Health Department, State's Attorney Office, Decatur Park District/Scovill Zoo, Main Street Church of the Living God, University of Illinois Extension, St. Mary's Hospital, Macon-Piatt Regional Office of Education, Heritage Behavioral Health Center, and the City of Decatur. DCP discusses community needs/issues which arise or change. DCP receives funding for substance abuse prevention from the Illinois Department of Human Services, foundations and some local funds through the Macon County State's Attorney's Office Adult Division Program. The Executive Director provides "Youth Prevention Education" in local schools, Alcohol Awareness, and more.
8	Agency/Group/Organization	Decatur Jobs Council
	Agency/Group/Organization Type	Services-Education Services-Employment Group of agencies, educational institutions, and government
	What section of the Plan was addressed by Consultation?	Employment, Training, Case Management
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The chair, Rev. Stacey Brohard, collaboration of agencies. As a whole, the group advocates and leads efforts to eliminate barriers to employment through Networking and communication to stakeholders, including resources and best practices in barrier identification, assessment and resolution.
9	Agency/Group/Organization	Macon County Mental Health Board
	Agency/Group/Organization Type	Services - Housing Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Special Needs

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Macon County Mental Health Board (MCMHB) provided a survey to the community for input. MCMHB held a community wide meeting to discuss the challenges and potential needs. In addition to the public meeting, staff met with a representative to discuss future special needs housing and services. Factors discussed included the aging housing, the aging of caretakers, and the necessity for future services for the special needs residents. It was determined additional information on the special needs population should be secured to determine how much of a need will exist in the next five to ten years.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

A variety of organizations and economic development organizations were provided an opportunity to provide input through conversations, surveys, and electronic communication. Unfortunately, a number of organizations were not available to provide input.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DOVE, Inc.	The goals of the plan overlap with the strategy and goals of the Continuum of Care. The City is an active partner on the CoC working to end homelessness. The City and the CoC work actively to ensure there is a fluid plan of action to address homelessness.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

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 was handled through group meetings or Zoom meetings, one-on-one discussions, and public meetings. Information was provided through press releases, news articles, e-mail, and the City's website. Due to COVID-19, the most effective method for input is a mix of all.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The meeting was held 7/16/20, at 1:00 p.m., in the City Council Chambers. The doors open 15 minutes prior to the meeting.	N/A.	Due to the lack of comments or questions, a summary is not applicable.	
2	Newspaper Ad	Non-targeted/broad community	Attendance was not required.	No comments were received.	Not applicable.	
3	teleconference/meetings/Zoom meetings	Non-targeted/broad community	Responses will be provided upon the close of the comment period.	No comments at this time.	Not applicable at this time.	

Table 5 – 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 2019 CDBG Allocation is \$1,411,581. The HOME 2019 is \$425,163. *Please note: HOME program income (PI) is estimated for 2019 as \$30,000. The HOME 2019 allocated funds were distributed: 10% to Administration, 15% to CHDO Reserve, Residential Rehabilitation, and Homebuyer Program. The 90% of the HOME PI will be directed to residential rehabilitation projects and 10% of the HOME PI may be directed to administration. The CDBG funding will be directed to administration, code enforcement, emergency program,

and rehabilitation. For 2019, no CDBG program income is predicted.

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	1,411,581	0	0	1,411,581	1,411,581	This is the fifth and final year of the 5 Year Consolidated Plan 2015-2019.

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	425,163	30,000	0	455,163	455,163	This is the fifth and final year of the 5 Year Consolidated Plan.
Other	public - federal	Admin and Planning Economic Development Public Services Other	834,278	0	0	834,278	834,278	CDBG-CV funds will be used to prevent, prepare for and respond to the Coronavirus. The city and sub-grantees will address the community needs from the impact of the COVID-19.

Table 6 - 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, 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 12.5% for every HOME dollar expended. For example: The PR33 report for 2018 identified \$167,673.45 were disbursed which required a match of \$15,966.93 or 15.%. The City of Decatur has banked over \$4 million in excess match from previous years. The HOME Match "Bank" was used for projects such as residential rehabilitation in 2018 and will be utilized for projects in 2019. Match is not required for some areas, such as: administration and CHDO projects. Match may be private funds and donation as long as the funds are non-federal dollars. The Neighborhood Services Division identified potential funding sources from foundations and other public funds in 2018. The Economic and Community Development Department-Neighborhood Services Division continues to submit applications for potential outside funding to address the needs in the community.

Match is not required under the CDBG program. Due to a delay of 2018 funding and temporary staff shortage, a number of projects and programs, such as: infrastructure, rehabilitation, and public services activities were late to be initiated in the calendar year 2019. 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 several needs in the community.

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. Therefore, no vacant land was purchased with CDBG or HOME program funds in 2018, 2019 nor will be acquired in 2020.

Discussion

Previously, demolished property was removed to eliminate the slum and blight in the neighborhoods. The City of Decatur's, Economic and Community Development, applied and received grant funds, in the amount of \$125,000 from the Illinois Housing Development Authority (IHDA) for demolition of unsafe, vacant structures. The City applied for additional IHDA grant funds in the amount of \$75,000. The City was awarded \$55,000 to use for clean-up and maintenance of blighted property. The Neighborhood Inspection Division, a division of the Economic and Community Development Department, will administer the IHDA grant funds. The Neighborhood Services Division continuously looks for funding opportunities to address the community's needs, such as: aging housing stock, safe and affordable housing, environmental improvements, etc.

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	PY19-OH: Low income home owner rehabilitation	2019	2020	Affordable Housing	City of Decatur Regeneration Area	Housing	CDBG: \$398,976 HOME: \$297,330	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	PY-19 CD: Increase code enforcement of properties	2019	2020	Affordable Housing	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Area	Housing	CDBG: \$211,301	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
3	PY19-CD 1: Continue demo of unsafe structures	2019	2020	Non-Housing Community Development	City of Decatur	Housing	CDBG: \$200,000	Buildings Demolished: 15 Buildings
4	PY19-PS: Education/training- Job skill development	2019	2020	Non-Housing Community Development	City of Decatur	Education/training	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	PY19-PA: Planning/General Administration	2019	2020	General Program Administration	City of Decatur	Planning and Administration	CDBG: \$182,186 HOME: \$45,516	Other: 1 Other
6	PY19-OH 1: Housing Rehabilitation Delivery	2019	2021	Affordable Housing	City of Decatur Regeneration Area	Housing	CDBG: \$96,259	Other: 1 Other
7	PY19-OH 2: Emergency low inc. homeowner assistance	2019	2020	Affordable Housing	City of Decatur	Housing	CDBG: \$75,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
8	PY19-OH 3: First-time homebuyer fin. assistance	2019	2021	Affordable Housing	City of Decatur	Housing Economic Development/Funding/Financing	HOME: \$85,317	Direct Financial Assistance to Homebuyers: 5 Households Assisted
9	PY19-OH 4:Low income affordable home ownership	2019	2022	Affordable Housing	City of Decatur	Housing	HOME: \$0	Homeowner Housing Added: 0 Household Housing Unit
10	PY19-ED: Economic Development	2019	2020	Non-Housing Community Development	City of Decatur	Economic Development/Funding/Financing	CDBG: \$202,859	Other: 1 Other
11	PY 2019 CDBG-CV Economic Development	2020	2021	Non-Homeless Special Needs COVID-19	City of Decatur	Education/training Economic Development/Funding/Financing	CDBG-CV: \$278,096	Businesses assisted: 4 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	PY 2019 CDBG-CV Public Service	2020	2021	Non-Homeless Special Needs Prevent, prepare, and respond to coronavirus	City of Decatur	Housing Education/training	CDBG- CV: \$546,171	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
13	PY 2019 CDBG-CV Administration	2020	2021	Planning and administration for those activities to prevent, prepare, and respond to coronavirus	City of Decatur	Planning and Administration	CDBG- CV: \$10,000	Other: 1 Other

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	PY19-OH: Low income home owner rehabilitation
	Goal Description	This activity is designed to improve single-family, owner-occupied residential units. The activity may address code, incipient codes, lead/environmental issues, accessibility, and/or energy conservation.

2	Goal Name	PY-19 CD: Increase code enforcement of properties
	Goal Description	<p>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. Code enforcement applies to both investor rental properties and homeowner properties.</p> <p>The activity may focus more on buildings and structures and address community cleanliness, public advertisement displays, garage sales, lawn care, environmental concerns (such as abandoned tires), and the condition of the motor vehicles on the streets.</p>
3	Goal Name	PY19-CD 1: Continue demo of unsafe structures
	Goal Description	This activity will address infeasible, unsafe, uninhabitable buildings in the community. This activity will remove the hazardous property or condition while following procedures to which are environmentally sound.
4	Goal Name	PY19-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. Currently, two non-profits are funded under this project activity with prior year funds. This funding will provide for additional adult education, training, and case management.
5	Goal Name	PY19-PA: Planning/General Administration
	Goal Description	Costs associated the oversight, citizen participation and education, project monitoring, and management of the federal funds for both CDBG and HOME. When HOME Program Income exists, 10% of the HOME Program Income (PI) will be marked for HOME administration. With PI projected at \$30,000, \$3,000 would be used for HOME Administration. Please note: prior year HOME administrative funds have not been depleted and will be utilized prior to the 2019 funds.

6	Goal Name	PY19-OH 1: Housing Rehabilitation Delivery
	Goal Description	This activity provides for housing rehabilitation delivery. This activity covers the costs of staff and contractual services from participant intake to determine eligibility, descriptions of work to be performed as required under the codes, monitoring of the rehabilitation, and close-out of each rehabilitation activity.
7	Goal Name	PY19-OH 2: Emergency low inc. homeowner assistance
	Goal Description	<p>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. The program is expected to assist a minimum of 10 housing units.</p> <p>Due to the amendment of the 2019 AP, an additional \$25,000 has been added to the program from reprogrammed funds. A minimum of 5 homes may be assisted with the additional funding.</p>
8	Goal Name	PY19-OH 3: First-time homebuyer fin. assistance
	Goal Description	<p>This program is designed to provide assistance to first time homebuyers. The program focuses on owner-occupied purchases in the City of Decatur. The program requires participants to attend Homebuyer Education classes through a HUD-approved housing council agency. In January 2018, City of Decatur partnered with Community Investment Corporation of Decatur, Inc. (CICD) to provide an education class at no cost to the participants. Additional education classes were held in October for homeowners.</p> <p>The program is expected to assist a minimum of 5 households.</p>

9	Goal Name	PY19-OH 4:Low income affordable home ownership
	Goal Description	<p>The funds are reserved for Community Housing Development Organizations (CHDO) to renovate an existing housing unit or construct a new affordable 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 the HOME allocations, 2019 CHDO set aside is \$63,774.45 for new construction of an affordable homeowner unit. Currently, the City of Decatur does not have a certified CHDO with a project. Currently, the City does not have CHDO operating funds available.</p> <p>Under the CARES ACT, the HOME Program was allowed to change funding to address high needs due to COVID-19. Safe and affordable housing is difficult when maintain the household income is diminished as a result of COVID-19. Despite repeated efforts by HUD, HUD Technical Assistance, and the CITY, the community remains without a CHDO.</p>
10	Goal Name	PY19-ED: Economic Development
	Goal Description	This goal was identified for the repayment of the Section 108 Loan for the Wabash Crossing note series.
11	Goal Name	PY 2019 CDBG-CV Economic Development
	Goal Description	Provide assistance to small businesses impacted by the effects of COVID-19. Assistance may be provided to new businesses to address the COVID-19 issues.
12	Goal Name	PY 2019 CDBG-CV Public Service
	Goal Description	Provide assistance to organizations to assist those impacted by the effects of COVID-19. Assistance will be provided to the organizations to address the COVID-19 issues. The funding will not be used to duplicate or replace another funding sources. Example of assistance for low-income households/individuals affected by COVID-19 may be but <u>not</u> limited to: short-term rent, mortgage, or utility assistance, delivery of meals to quarantined individuals or services for vulnerable individuals which need to social distance, job training for those to expand the pool of health care workers, etc.

13	Goal Name	PY 2019 CDBG-CV Administration
	Goal Description	CDBG-CV Administrative activities related to federal compliance and sub-grantee management, including, but not limited to, technical assistance, monitoring and program review and reporting.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan process identified dangerous, unfit 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. Aging infrastructure and the declining property values generate less property taxes which effects the City of Decatur's annual revenues. The Local Motor Fuel Tax (LMFT) is currently funding improvements. The City completed more than \$4.2 million in improvements with local street repairs. This work will continue for at least the next 7 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 continued in 2018 and were funded through a storm water utility use fee. Education of low/moderate income adult residents and hard to employ residents opens training and employment opportunities for those residents. CDBG funding will be provided in 2019 for this public service. Sub-grantees are currently funded with prior year funds. With more residents employed, employed residents may spend and invest additional dollars back in the community. Housing units in the "Regeneration" Area are older homes where code improvements are costly especially when addressing lead. The outcomes for 2019 are expected to be substantial less due to the increase cost of renovations. The City is constantly looking for additional grant or foundation dollars to assist with rehabilitation improvements for homeowners. The estimated outcomes for emergency rehabilitation are expected to be approximately 10 while for the CDBG and HOME rehabilitation programs are expected to assist approximately 12 homeowner occupied units. Many of the low-income census tracts are 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.

The housing programs address the needs for decent, affordable housing for low- and moderate-income households, the barriers to obtaining affordable housing, as well as the preservation and improvement of affordable housing. The programs may create a suitable living environment by addressing conditions that are a threat to the health and safety of the homeowner. The programs may make existing housing accessible to persons with disabilities.

The public service program provides better access for low-income residents to needed services for

education, training, and case management.

Projects

#	Project Name
1	2019 CDBG Residential Rehabilitation
2	2019 CDBG Emergency Program
3	2019 Housing Rehabilitation Delivery Costs
4	2019 Code Enforcement
5	2019-Public Service: Adult Education, Training, and Case Management
6	2019 Demolition
7	2019 General Administration
8	2019 Section 108 Loan Repayment
9	2019 Homebuyer Assistance Program
10	2019 CHDO Project
11	PY-2019 Economic Development
12	PY 19 CDBG-CV Economic Development
13	PY 19 CDBG-CV Public Services
14	PY 19 CDBG-CV Administration

Table 8 - 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	2019 CDBG Residential Rehabilitation
	Target Area	City of Decatur Regeneration Area
	Goals Supported	PY19-OH: Low income home owner rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$398,976 HOME: \$260,556
	Description	This program will provide home rehabilitation assistance to low income homeowner who are occupants. The rehabilitation program will address code deficiencies. Other items which may be addressed: accessibility, lead, and energy efficient mechanical improvements or replacements. \$304,003.88 CDBG funds will be allocated for this activity. \$233,555.75 HOME funds are allocated for this project. HOME PI is estimated as \$27,000. A minimum of 12 units will be rehabilitated with these funds.
	Target Date	10/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 12 households will be provided assistance to rehabilitate their homes.
	Location Description	The housing assistance is limited to the City of Decatur incorporated area. Priority may be given to homes located in the targeted area.
2	Planned Activities	This program will address code issue in the homes of low/moderate income homeowners.
	Project Name	2019 CDBG Emergency Program
	Target Area	City of Decatur
	Goals Supported	PY19-OH 2: Emergency low inc. homeowner assistance
	Needs Addressed	Housing
	Funding	CDBG: \$75,000

	Description	Funds under this program will be used to assist low income homeowners with emergency repairs to their homes (such as: furnace, electrical, etc.). This program would eliminate a potential life-threatening issue. This program will not address housing maintenance items, such as: roofs, foundation, siding, windows, etc. The housing unit must be structurally sound and occupied by the homeowner. This program is limited to homeowners who occupy a single-family unit.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The activity is anticipated to assist a minimum of 10 households. With additional reprogrammed funds of \$25,000, a minimum of 5 additional housing units should be assisted.
	Location Description	This is a city-wide program.
	Planned Activities	Low income homeowner occupied units will receive assistance to correct the emergency code issue in the home. The grant assistance will be provided once a fiscal year. The total assistance must be less than \$5,000 per housing unit.
3	Project Name	2019 Housing Rehabilitation Delivery Costs
	Target Area	City of Decatur
	Goals Supported	PY19-OH 1: Housing Rehabilitation Delivery
	Needs Addressed	Housing
	Funding	CDBG: \$96,259
	Description	The activity provides \$96,259 for housing rehabilitation delivery for 2019 funded projects. The activity supports the rehabilitation homeowner occupied residential units in the City. The accomplishment of this goal is reflected in the rehabilitation activity.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity is funded rehabilitation administration. This activity indirectly benefit families. The accomplishments will be reported in the Emergency Program and the Residential Rehabilitation Program.
	Location Description	N/A
	Planned Activities	This activity is for the rehabilitation programs.

4	Project Name	2019 Code Enforcement
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Area
	Goals Supported	PY-19 CD: Increase code enforcement of properties
	Needs Addressed	Housing Economic Development/Funding/Financing Public Infrastructure/assets
	Funding	CDBG: \$211,301
	Description	Funding for the Neighborhood Service Officers (NSO) to enforce housing codes within the low/moderate income census tracts/block. 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. The NSO may provide direction and/or education for residents regarding code issues.
	Target Date	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This is a low-moderate area benefit.
	Location Description	Low/Moderate Income census tracts.
5	Planned Activities	The NSO is often the first contact for a homeowner to communicate with regarding housing issues. It is not uncommon for the NSO to direct the homeowner to the Neighborhood Services Division for emergency rehabilitation or residential rehabilitation assistance.
	Project Name	2019-Public Service: Adult Education, Training, and Case Management
	Target Area	City of Decatur
	Goals Supported	PY19-PS:Education/training-Job skill development
	Needs Addressed	Education/training
	Funding	CDBG: \$45,000
	Description	This project will provide funding for adult education to prepare low income Decatur residents for training and employment opportunities. \$45,000 is identified for the 2019 fiscal year.
	Target Date	8/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will provide education, training, and/or case management to a minimum of 20 low income adult Decatur residents.
	Location Description	This activity may be city wide.
	Planned Activities	This is a public activity designed to provide educational opportunities, case management, and skill development for low income adult Decatur residents. The education/training opportunities may open doors for the participants to move forward and improve their employment opportunities.
6	Project Name	2019 Demolition
	Target Area	NEIGHBORHOOD STANDARDS #1 & 2 (CODE ENFORCEMENT) Regeneration Area
	Goals Supported	PY19-CD 1: Continue demo of unsafe structures
	Needs Addressed	Housing Economic Development/Funding/Financing
	Funding	CDBG: \$200,000
	Description	This activity would remove or eliminate/demolish the unsafe buildings.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	The spot demolition activity would benefit the neighborhoods where the buildings are located. There would be no direct benefit to a household.
	Location Description	N/A
7	Planned Activities	Removal of unsafe structures.
	Project Name	2019 General Administration
	Target Area	City of Decatur
	Goals Supported	PY19-PA: Planning/General Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$182,186 HOME: \$45,516

	Description	This activity funds administration, monitoring, reporting, and related management activities for the federally funded programs. The CDBG maximum for administration is 20%. HOME Administration is limited to 10% of each year's allocation and 10% of the program income. \$42,516.30 is identified for the 2019 HOME administrative costs. The projected Program Income is \$30,000 thus 10% or \$3,000 may be available for HOME Administration.
	Target Date	5/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	The activity does not provide benefit to the residents of Decatur.
	Location Description	N/A
	Planned Activities	Administrative responsibilities related to the grant funds.
8	Project Name	2019 Section 108 Loan Repayment
	Target Area	City of Decatur
	Goals Supported	PY19-ED: Economic Development
	Needs Addressed	Economic Development/Funding/Financing
	Funding	CDBG: \$202,859
	Description	The funds for this project will be used to repay the Section 108 Loan principal in 2019. This Section 108 Loan funds were originally used for the Wabash Crossing project.
	Target Date	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
9	Planned Activities	This activity is a loan repayment only.
	Project Name	2019 Homebuyer Assistance Program
	Target Area	City of Decatur Regeneration Area

	Goals Supported	PY19-OH 3: First-time homebuyer fin. assistance
	Needs Addressed	Housing
	Funding	HOME: \$85,317
	Description	This program is designed to provide assistance to first time homebuyers. The program focuses on owner-occupied purchases in the City of Decatur. The program requires participants to participate in Homebuyer Education classes through a HUD-approved housing council agency.
	Target Date	5/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program is designed to assist first time homebuyers. This program is limited to buyers who wish to own and occupy the unit. The purchases of the home will be restricted to the incorporated area of Decatur. This program is limited to low income households. The goal is to assist a minimum of six households with the purchase of a home. This program is not designed to refinance a contract for deed purchase or lease to rent purchase.
	Location Description	The program will operate in the City of Decatur. Target areas include the Regeneration Neighborhoods.
	Planned Activities	The homebuyers will be required to participate and complete homebuyer counseling. The homes will be inspected for safety and code compliance by city staff. Homebuyers are encouraged to seek home inspections in addition to the code review by city staff. The program is not designed to assist with rehabilitation of the home.
10	Project Name	2019 CHDO Project
	Target Area	City of Decatur Regeneration Area
	Goals Supported	PY19-OH 4:Low income affordable home ownership
	Needs Addressed	Housing
	Funding	HOME: \$63,774
	Description	This project will provide funds to a certified Community Housing Development Organization for the new construction of a residential unit. The residential unit would provide an affordable, safe housing unit. Please note: 2017 and 2018 funds are available for rehabilitation of an existing residential unit.
	Target Date	5/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	One household would benefit from the construction of a new safe, affordable unit. The CHDO will be encouraged to develop a unit which is a minimum 3-bedroom, two-bathroom, accessible unit with a garage and parking for another vehicle in the driveway. The CHDO will be required to have pre-qualified potential homeowners.
	Location Description	The CHDO will be encouraged to develop the unit on a vacant lot in the City.
	Planned Activities	Construction of one affordable housing unit.
11	Project Name	PY-2019 Economic Development
	Target Area	City of Decatur
	Goals Supported	PY19-ED: Economic Development
	Needs Addressed	Economic Development/Funding/Financing
	Funding	CDBG-CV: \$278,096
	Description	
	Target Date	9/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated assistance will be provided to small business due to the COVID-19 or the creation of a business in a response to address the COVID-19 .
	Location Description	The funded projects will be limited to the incorporated areas of the City,
	Planned Activities	
12	Project Name	PY 19 CDBG-CV Economic Development
	Target Area	City of Decatur
	Goals Supported	PY 2019 CDBG-CV Economic Development
	Needs Addressed	Economic Development/Funding/Financing
	Funding	CDBG-CV: \$278,096
	Description	
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated a minimum of 4 small businesses affected by COVID-19 may be assisted.
	Location Description	Small businesses within the City of Decatur may be assisted
	Planned Activities	
13	Project Name	PY 19 CDBG-CV Public Services
	Target Area	City of Decatur
	Goals Supported	PY 2019 CDBG-CV Public Service
	Needs Addressed	Housing Education/training
	Funding	CDBG-CV: \$546,171
	Description	Provide funding to organizations to assist those impacted by the effects of COVID-19. Assistance will be provided to the organizations to address the COVID-19 issues. The funding will not be used to duplicate or replace another funding sources. Example of assistance for low-income households/individuals affected by COVID-19 may be but not limited to: short-term rent, mortgage, or utility assistance, delivery of meals to quarantined individuals or services for vulnerable individuals which need to social distance, job training for those to expand the pool of health care workers, etc.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated a minimum of 40 residents/households will be assisted.
	Location Description	City Wide
	Planned Activities	
14	Project Name	PY 19 CDBG-CV Administration
	Target Area	City of Decatur
	Goals Supported	PY 2019 CDBG-CV Administration
	Needs Addressed	Planning and Administration

	Funding	CDBG-CV: \$10,000
	Description	CDBG-CV Administrative activities related to federal compliance and sub-grantee management, including, but not limited to, technical assistance, monitoring and program review and reporting under the CARES ACT.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City Wide.
	Planned Activities	CDBG-CV Administrative activities related to federal compliance and sub-grantee management, including, but not limited to, technical assistance, monitoring and program review and reporting.

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 an agency that 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)	0
City of Decatur	100
Regeneration Area	0

Table 9 - 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. A large area of the code enforcement targeted area lies in many of the identified Regeneration Neighborhoods and the recently identified Opportunity Zone. Both areas have a mix of older infrastructure and housing. In some areas of the Regeneration Neighborhood, homeownership % is less than the rental. Several vacant lots are located within the Neighborhood Standards area, the Regeneration Neighborhood Area, and the Opportunity Zone. Currently, several non-profits are providing services to the residents of the area. Two sub-grantees provided education services and case management services in these areas in 2018 and continuing into 2019.

November 2017, City of Decatur began the public process for input regarding revitalization in the City of Decatur. Up to 120 attendees participated in each of the five meetings. The attendees were to select a work group topic area. Topic areas were as follow: Connectivity and Partnerships, Housing, building, and Land Re-use, Community Appearance, Local Government Regulations, Energize Existing Neighborhoods, Economic and Social Growth and Vitality, Community Health and Wellness, Jobs and Job Readiness, and

Inner-City Opportunities. As the revitalization plan evolves with the community's continuous input, the target areas may be modified and amended in the Consolidated Plan and the Action Plan. The local government is sensitive to the needs of the residents and desire to improve the environment and elements which affect the quality of life for Decatur residents.

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. Some structures are unsafe and a hazard to the residents. Many of the unsafe structures have been removed, leaving vacant lots and huge open spaces in the older neighborhoods.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

Table 10 - 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	1
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	23

Table 11 - 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: 10 for emergencies, 6 for CDBG residential rehabilitation, and 6 under the HOME residential rehabilitation programs. Under the CARES ACT Flexibilities and Waivers, the CHDO set-aside may target the other needs such as: housing assistance

and rehabilitation for low income residents.

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 with 681 units and administers a Section 8 Housing Assistance program with 1242 housing choice vouchers. DHA's Public Housing program consists of 478 units owned and managed by DHA, and 203 units in a mixed finance developed owned and managed by private entities.

DHA managed public housing inventory consists of 10 zero bedroom units, 293 one bedroom units, 71 two bedroom units, 68 three bedroom units, 21 four bedroom units and 15 five bedroom units. As of May 2018 DHA managed units were 99% occupied, with a wait list.

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

In an effort to increase the overall quality and availability of affordable housing, DHA will solicit development proposals from private developers for new construction of LIHTC units, which may receive HCV Project Based vouchers. One developer submitted two proposals for LIHTC projects in the 2019 funding round, however no funding was received. DHA will continue to solicit development partners for construction of new affordable housing which can be partially supported by Project Based HCV vouchers.

Communication occurs regularly with the PHA. The PHA is included in the participation of the community revitalization effort and Homelessness. The location of the multi-unit building and the scattered sites are in the various areas discussed for the potential revitalization. To address the needs of all residents, the PHA interaction is necessary to address the vulnerable population.

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

units to Project Based Vouchers under RAD conversion programs.

DHA and its not for profit affiliates and instrumentalities is investigating with intentions of consummating acquisition of Mixed finance developments Wabash Crossing Phases I, II, and III, and conversion of ACC public housing units to PBV units under RAD, as well as assignment of PBV choice vouchers to existing LIHTC units.

DHA will use Capital Fund Program (CFP) funds to improve existing properties including but not limited to interior repairs and painting, window replacements, mechanical system replacements and upgrades and vacancy reduction efforts, as well as, supplementation of operating subsidies. Operating funds for the staffing and operations of Public housing is being threatened with severe reductions, as well as the elimination of CFP funding. It is anticipated that this will result in delays in implementing improvements, and potentially a reduction in services. DHA will seek sources of additional funding to allow continuation of services at the current levels. Additionally, DHA will seek new technologies to increase operational efficiency and productivity for communications, data processing, and sustainability.

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, ROSS 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 50-120% 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. Four of the eight homes have been sold.

The City of Decatur, along with CICD, hosts homeownership education programs for residents. The last program was hosted in January 2018. Additional education opportunities were held October 2018. The educational programs included not only homeownership but tenant rights and responsibilities. Additional sessions were identified for 2020 but have been placed on hold at this time due to COVID-19.

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

provided or other assistance

DHA is a standard performer. DHA has indicated low occupancy of public housing units in privately owned and managed mixed finance developments may jeopardize this status. To increase the occupancy, the owner may need to access local, state, or federal funds to make the units ready for occupancy. DHA will work with HUD, the property owners, investors, and property managers to increase occupancy at the mixed finance property and make vacant units ready for occupancy. DHA continues to work with HUD, the property owners, investors, and property managers to increase occupancy at the mixed finance property and make vacant units ready for occupancy. Additionally, DHA is investigating means for acquisition of the properties and installation of new management.

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. A large portion of the Decatur population is paying in excess of 30% of their income for rent (*As reported in the U.S. Census Bureau-American Fact Finder). This results in less income for other basic needs such as food, clothing, and transportation, and has a significant negative impact on the education of household children. Full utilization of the resources at Wabash Crossing can provide relief to 90-150 households; however, thousands of households will remain overburdened.

DHA will seek development partners, low income Housing Tax Credits (LIHTC), and other non-HUD sources of funds for development of affordable housing construction and or rehabilitation, and for replacement ACC housing units, as well as additional sources of rental assistance and or expanded voucher programs.

DHA will continue to enforce its Section 3 Program to create opportunities for residents, seek funding for additional elderly-disable services and the ROSS Coordinators to enhance quality of life, and encourage resident participation to obtain self-sufficiency. DHA continually undertakes affirmative measures 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 and employer.

CDBG funded public service focus on education and employment training. The current service providers are focus on reading, math, soft skills, food, nutrition, and more. The programs are available to assist the residents in the effort to become self-sufficient and to enhance their quality of life. The City of Decatur works with the PHA on a variety of projects included but not limited to the Continuum of Care and the Decatur Community Partnership. The communication and collaboration has been on-going for over 30 plus years and will continue as we partner to improve the community.

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 are 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/Aid as public housing residents exists 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 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 who 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.

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 has knowledge of all chronically homeless individuals in the City of Decatur. They have been reaching out and trying to form relationships with these individuals in order to assist them with housing. The decline in Chronically Homeless individuals since 2014 is attributed to CHAT's effort.

The COC has streamlined coordinated entry with the creation of a position that focuses solely on homeless individuals. The employee has a designated working day for each homeless shelter and uses one day of

the week to "hit the streets" in order to identify non sheltered individuals. The home base for this employee is Homeward Bound. This employee has current knowledge and relationships with all of the homeless shelters and social service agencies so that they may send individuals with needs to the agency that can best meet said needs. They have created a one page referral/needs assessment form which is used across all agencies in order to identify the needs of individuals.

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 creation and implementation of the chronically homeless action team aka 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.

In response to the CHAT team being unable to house or shelter homeless individuals with certain criminal backgrounds, DMCOOC is in the process of creating a new program that will specifically target this demographic. DMCOOC also opened an emergency cold shelter when the weather is below 40 degrees when the need was unmet this past winter.

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 and implementation of the chronically homeless action team aka 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 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 decreased from 2017 to 2018 PIT by 7. From 2018 to 2019, the count increased from 16 to 25. In 2014 PIT the data showed 71 chronically homeless individuals in

Decatur. Over a five year period, the chronically homeless count has decreased by approximately two-thirds.

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.

Coordinated entry has not only helped homeless individuals have a shorter and more streamlined journey from homeless to housed; it has also helped numerous individuals who do not fit HUD's definition of homeless but who may still not have stable housing. During the PIT, the referral sheet created by the COC for the coordinated entry process was utilized for all individuals who identified as homeless and who did not fit HUD's definition of homeless but who still had needs. There were 33 individuals and families who were referred to different social service agencies who did not fit HUD's definition of homeless. By referring these families and individuals with needs, they may avoid becoming homeless.

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 of 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 2019 Point in Time (PIT) Survey was administered on Thursday, January 24, 2019. The PIT Project Team was made of 4 Millikin University (MU) Research Fellows, 2 MU Advisors, 2 Dove Representatives, and 1 Consultant. The project team along with a team of 31 of volunteers and 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 2019 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.

Please note: Additional Point in Time information may be found as a special attachment to the 2019 Action Plan.

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. The goal to adopt the 2015 codes was approved and went into effect for 2019. Other factors and influences play a role in a household's ability to have affordable housing: financial, unemployment, mental illness, addictions, etc. In some situations, imposed policies will not allow families/persons with a criminal history to secure housing.

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:

In November 2017, the City held its first public meeting for community input to identify needs in the community along with potential solutions. Attendance ran as high as a 120 residents at a meeting. The residents were asked to select a topic area. The nine topics During 2018 and into 2019, the City continues to focus on 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. Otherwise, at this time it appears that policies

are on target.

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. Support may be provided through assisting developers with tax credit applications.

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 Program Manager and the Neighborhood Program 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 Neighborhood Program Specialist received the Illinois

Department of Public Health license for lead.

- 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. Also, the City will apply for additional funds to address lead and other environmental issues when available.
- 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, case management, 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, Heritage Behavioral Health, 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 allowed the PHA to

construct 8 new residential units. Several of the units are currently available for purchase.

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 held a second Minority Contracting Forum March 7, 2018. The forum provided information on established goals (City Code Chapter 28) to encourage a diverse workforce of Minority Business Enterprises and minority workers on Public Works projects (streets, sewers, sidewalks, facilities, etc. The forum also provided information on City of Decatur Vendor Opportunities.

The City of Decatur continues to work to meet the ever changing needs of the community. This is evident by the approach the City has taken for revitalization. Community participation in the revitalization process for the community is key. Work groups discussed needs, assets, potential resources, and desire outcomes. The continued public input will be necessary to serve all the residents.

The Neighborhood Services staff will continue to reach out beyond the regular public meetings sites by visiting locations to reach disabled individuals, seniors, etc.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(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.

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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.

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.

Please note: the City has disclosed a full copy of the Recapture/Resale Provisions.

Attachments

Grantee Unique Appendices



Funding Assistance for Homeowners

Residents may access assistance for the **Emergency Program** through a first-come first serve when funds are available. 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 whether the program is for a target area or city-wide. 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 homeowner to apply for assistance.

For general information regarding the housing programs, residents may call (217) 424-2797.

Funding for Public Service Activities

Public Service Program funding is handled through a notice of funding availability. Currently, the public service program funding will address the community need of adult education, training, 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 and what attachments are required. Agencies are provided an application deadline. Applications are reviewed and scored. Recommendations for funding are directed to the Decatur City Council. The application process is currently closed.

For general information regarding the public service programs, agencies may call (217) 424-2797.

Recapture/Resale Guidelines for the HOME Program

1. The City of Decatur may utilize additional funding from its General Fund along with matching funding from DCDF, an arm's length organization with a mission of creating affordable housing opportunities, to assist in the rehabilitation of houses or revitalization of areas. In addition to these potential resources, the City may also apply for additional funding through foundations, grants, and loans.

2. The City of Decatur, Neighborhood Outreach Division, will use HOME Investment Partnerships Program (aka HOME) funds to provide housing 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. Only one method shall be utilized for each project, the recapture method is only allowed when there is direct HOME assistance to the homebuyer; resale provisions must be used when there is a development subsidy provided to the project (defined as the difference between the total development cost of producing the unit and the fair market value of the property).

Recapture Provisions

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:

Affordability Requirements for the HOME Program

Total direct HOME subsidy to the buyer, per unit	Minimum period of Affordability
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

The recapture provisions are as follows:

- The Affordability Period shall be based on the total direct HOME subsidy to the homebuyer and does not consider a development subsidy provided on the unit.
- Activity Types – HOME funds as direct buyer assistance may be provided as:
 1. Decatur "HOME" Buyer Program -

- a. Direct subsidy to the homebuyer as closing cost and down payment assistance
2. Single Family Acquisition and/or Rehabilitation Programs -
 - a. Direct subsidy to the homebuyer as closing cost and down payment assistance;
 - b. Direct subsidy as a second mortgage that reduces the need for buyer equity or senior debt financing;
 - c. 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. In other words, 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.

- Enforcement Mechanisms – 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.
- Methods – The recapture option allows the City of Decatur to recapture all or a portion of the HOME subsidy if the property is sold or transferred during the affordability period. All HOME assisted property sales under the recapture option shall meet the following criteria:
 1. The homebuyer may sell the property to any willing buyer.
 2. The transfer of the property during the period of affordability triggers repayment of the direct HOME subsidy to City of Decatur in accordance with the promissory note the buyer entered with the City when he/she originally purchased the home.

In the event of recapture, the amount subject to recapture is as follows and will be further detailed within a promissory note signed by the buyer and by an agreement with the homebuyer that runs for the entire affordability period:

1. Down payment and closing cost assistance loans are forgiven on a pro-rata basis on an annual schedule over the period of affordability.
2. Direct loans as second mortgages are deferred until maturity a maximum 20 years from the closing date, at property sale, transfer or if the buyer ceases to occupy the property, then due in full.

3. The difference between fair market value at the time of sale and sales price will be forgiven on a pro-rata basis on an annual schedule over the period of affordability.

The amount of recapture is subject to the availability of net proceeds available from the sale of the property. Net sale proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any other closing costs.

For example, when down payment or closing cost assistance is provided under a 5-year Period of Affordability:

In the event that the owner sells transfers, changes or ceases to reside in the premises within five (5) years after the loan has been approved, he/she will be obligated to repay the City of Decatur, Neighborhood Outreach Division, as follows:

First Year - 80% payback required of deferred loan
Second Year - 60% payback required of deferred loan
Third Year - 40% payback required of deferred loan
Fourth Year - 20% payback required of deferred loan
Fifth Year - 0% payback required of deferred loan

The repayment schedule is pro-rated on an annual schedule over the period of affordability. This repayment schedule shall also be applicable in the event that the property is vacant or in the event that the owner ceases to reside on the premises. The buyer, so long as any sums remain unpaid to City of Decatur and/or the period of affordability is still in effect, whichever is longer must personally occupy the premises as his/her sole principle residence. Any lease or rental of subject premises during the period of affordability shall constitute an event of non-compliance and the full loan amount shall become due and payable immediately.

- Mortgage Release – Upon receipt of recaptured funds, or at the completion of the affordability period, whichever is longer, the 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.
- Repayments – Repayment of recaptured funds shall be remitted directly to City of Decatur Neighborhood Services Division to be utilized for HOME eligible activities only.

Resale Provisions

Subject to resale provisions are the total HOME funds that are invested in a HOME-assisted unit, development subsidies and direct assistance. The minimum length of affordability is as follows based on the total HOME subsidy to the property:

Affordability Requirements for the HOME Program

Total HOME Subsidy per unit	Minimum period of Affordability
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

The Resale provisions are as follows:

- 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, the difference between fair market value at the time of sale and sales price and development subsidies.
- Activity Types – Resale provisions for Homownership 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 or Acquisition with Rehabilitation.
- Principal Residency – 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.
- Enforcement Mechanisms – 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.
- Methods – 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. All designated HOME-assisted property sales or transfers under the resale provision during the period of affordability shall meet the following criteria:
 1. The new purchaser must meet the criteria of low income, defined as having annual household income at or below 80% of the area median income (as defined by HUD) for the incorporated area of Decatur, and occupy the property as the family's principal residence.
 2. The sales price must be "affordable" to a reasonable range of low-income buyers. In this instance, the affordable price results in a monthly housing

cost for principal, interest, taxes and insurance of not more than 28% of the gross monthly income for a household between 60 and 80% of the area median income for the City of Decatur. To ensure affordability if the sales price required to provide a fair return to the original owner exceeds what is affordable to its target population of homebuyers, City of Decatur may provide direct assistance to the subsequent income-eligible buyer.

3. Net proceeds from the sale must provide the original homebuyer, now the home seller, a "fair return" on his/her investment (including any down payment and capital improvement investment made by the seller since purchase). The sales price may encompass the following in its formula:

- a. The cost of any capital improvements, documented with receipts including but not limited to the following:
 - i. Any additions to the home such as a bedroom, bathroom, or garage;
 - ii. Replacement of heating, ventilation, and air conditioning systems;
 - iii. Accessibility improvements such as bathroom modifications for disabled or elderly which were not installed through a federal, state, or locally funded grant program; and
 - iv. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

- Resale Provision Release – Upon completion of the affordability period, the City of Decatur will file a "Release of Resale Prohibition" document with the Macon County Recorder's Office to release the original HOME assisted property from the obligations of the affordability period.

***Please note: The actual value of any house will depend on the local real estate market, house condition and age, home improvements made and needed, and many other factors. Consult a qualified real estate appraiser in the area to obtain a professional estimate of the current value of your home. The appraiser must be licensed/certified according to the State of Illinois law.



The following items are pictures of actions to be undertaken, currently underway, upcoming, or completed in the last calendar years. Information regarding infrastructure, clean-ups, demolition, revitalization, and other topics are discussed in several locations in the Action Plan. The projects shown are funded or to be funded through a variety of sources including but not limited to: Local Motor Fuel Tax (LMFT), Illinois Development Housing Authority (IDHA), foundations, and grants.



REVITALIZATION/REDEVELOPMENT

INFRASTRUCTURE IMPROVEMENTS



CONTRACTING OPPORTUNITIES

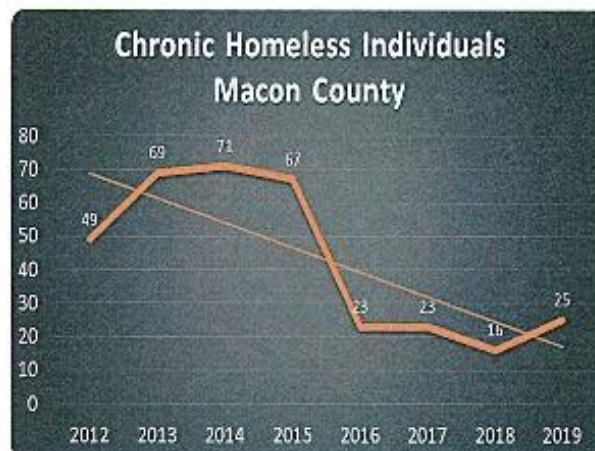
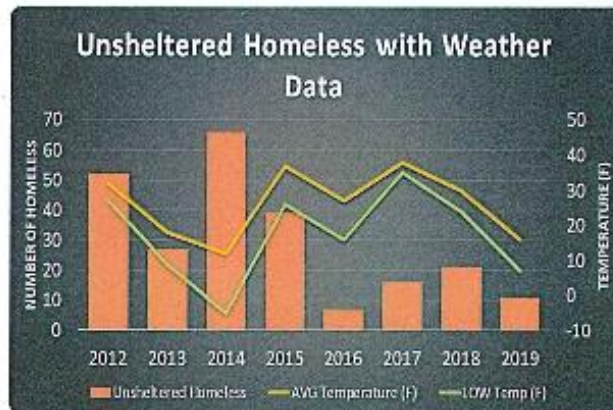
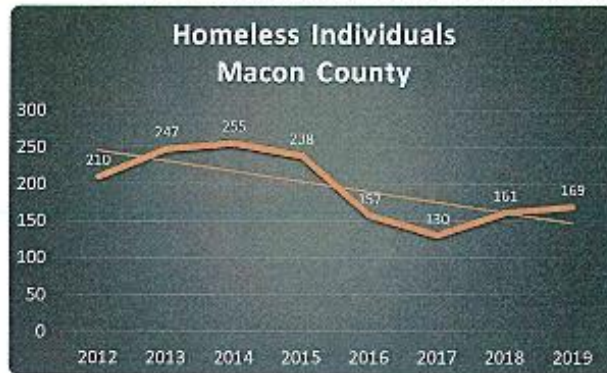


HEALTH SERVICES

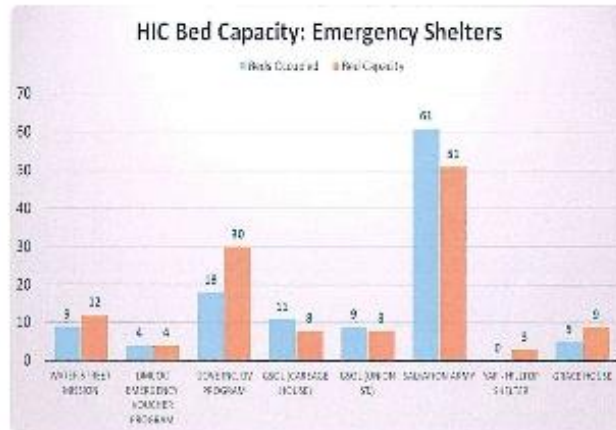
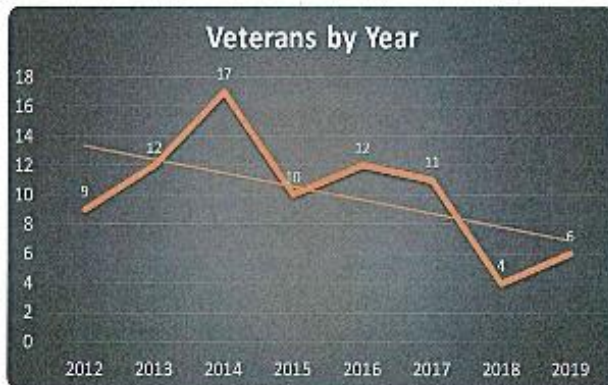
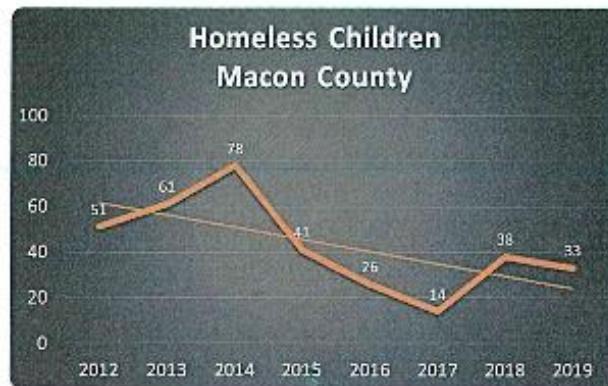
PUBLIC SERVICES



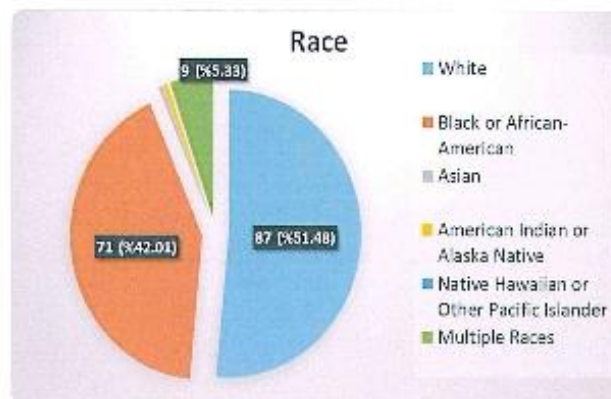
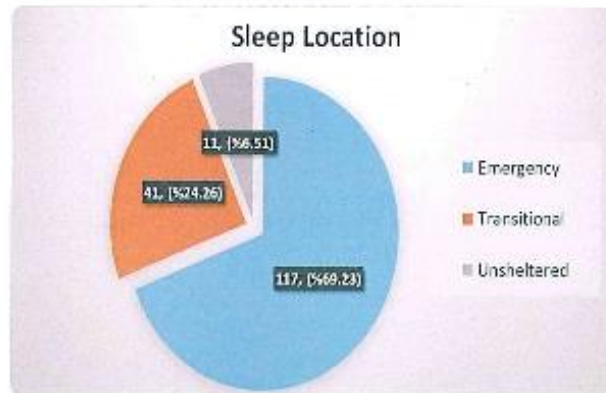
2019 Point In Time Survey-Courtesy of the Continuum of Care



2019 Point In Time Survey-Courtesy of the Continuum of Care



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2019 Point In Time Survey-Courtesy of the Continuum of Care

