

CITY OF DECATUR, ILLINOIS



CONSOLIDATED PLAN 2020-2024 & ANNUAL ACTION PLAN - FY 2020



**PREPARED BY:
COMMUNITY DEVELOPMENT DEPARTMENT
NEIGHBORHOOD SERVICES DIVISION**

Executive Summary

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

1. Introduction

The City of Decatur, Illinois is an entitlement community which receives an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the U. S. Department of Housing and Urban Development (HUD)-Community Planning and Development (CPD). The goal of the 2020-2024 Consolidated Plan is to encourage and support the continued development of the community, principally for low and moderate income persons by providing decent housing, a suitable living environment, and expanding economic opportunities.

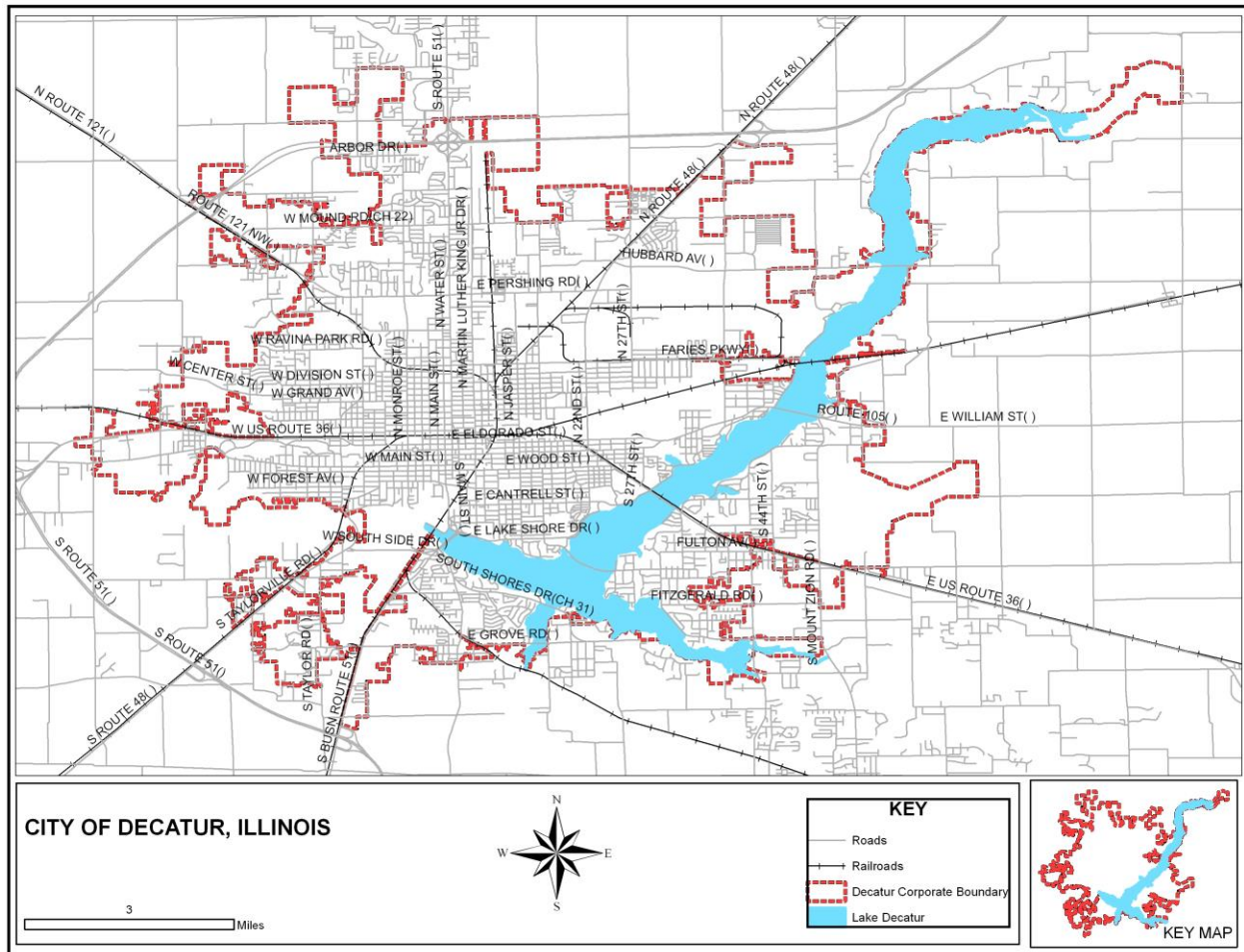
The Plan analyzes the housing and non-housing community development situation and needs, resources available or potentially available to meet the needs, and sets a unified vision with long-term strategies and short-term actions to address priority needs. This document may be used as a resource in securing other grants by the City, other local government units, and public agencies. The Plan provides a basis for CDBG and HOME resource allocations for the next five years, in meeting the goals and addressing the needs.

The Consolidated Plan also describes the process used in its development including the purpose, the lead agencies, and the community partners. The Citizen Participation Plan provides for and encourages citizens to participate in the development of the plan, any future amendment to the plan, and the annual performance report. The City engaged residents, agencies, and government through public meetings, consultations, mailings, and paper surveys, one on one meetings, and community organization meetings. Announcement regarding meetings and surveys were provided by use of the media, internet, website, and e-mails. The Consolidated Plan provides a demographic snapshot and reviews the housing supply. It identifies housing needs. From analysis, consultation with professionals, and responses from citizens, a summary of housing needs was compiled. Not all housing needs were determined a priority for the City during the next five years. Some housing needs are currently being addressed, planned to be addressed in the future by other resources, or are not feasible at this time.

The Consolidated Plan discusses the nature and extent of homelessness in the community as well as the facilities and services. The City is a member of the Continuum of Care (CoC) and the Homeless Advisory Council (HAC), the City anticipates addressing priorities through support and collaboration.

The Consolidated Plan includes a strategy to address the non-housing community development needs. The City anticipates addressing those unmet needs through collaboration with other organizations. In cases, the city may use a portion of the CDBG allocation.

This document outlines how federal resources will be governed during the 2020 through 2024 fiscal year to address goals and satisfy the 70% low/moderate benefit requirements.



City of Decatur

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

The Consolidated Plan identifies housing and community needs, goals, and strategies for the City of Decatur over five years (May 1, 2020 to April 30, 2025). Based on the analysis performed as part of the plan and information collected through the community participation and consultation, the City has identified priority needs. Those needs are: preservation of affordable housing, demolition of vacant,

unsafe buildings, improvement of infrastructure (sidewalks, etc.), and continued stabilization of older, low-income neighborhoods in the city.

3. Evaluation of past performance

The City has made progress toward the housing goals over the last five years. However, the loss of performing certified Community Housing Development Organizations (CHDOs) has reduced the number of rehabilitated vacant units for home ownership. The Coalition of Neighborhood Organizations (CONO) and the City have continued to educate and empower the neighborhood residents. Partners, such as Community Investment Corporation of Decatur, Inc. (CICD), Decatur Habitat of Humanity, and the Habitat for Humanity of Champaign County joined the City in presenting post-purchase and pre-purchase education, home maintenance, and education for residents in the community. Efforts continue on neighborhood stabilization with the use of code enforcement and demolition. Efforts continued to expand broadband in the community. Despite residents' challenges, such as: transportation, health, childcare, the education/employment training programs have had successes.

4. Summary of citizen participation process and consultation process

The ***Citizen Participation Plan*** focuses on outreach, engagement and dialogue with the community which is essential for the success of the Consolidated Plan (Con Plan). Achieving the connections with community required information collection from community citizens in varied ways to gain the greatest amount of input possible. Paper surveys for citizen input were available in the Neighborhood Services Division, Community Development Department and the Cashier's Office at the Decatur Civic Center. Paper surveys were distributed through local groups and citizens throughout the city. Citizens were mailed paper surveys upon request. Input was gathered by the city staff during a presentation and discussion with CONO members. Citizens were notified of public meetings focusing on the purpose and process of the Con Plan and community input. The meetings were publicized in local print and through press releases to the media in effort to increase attendance at each meeting. In summary, over 120 citizens contributed input for the Consolidated Plan through all varied means available for input. The goal was to focus on feedback from community in order to gain a broad perspective of the needs and expectations of the many entities (business, social service agencies, etc.) within the community. Continuing to increase participation and input into the process, the city met with identified community stakeholders including individual meetings. The city met with stakeholder groups. Groups discussed areas of education, economic development and housing with emphasis on both home buyer/lending and rental housing/special population. Survey outreach to the community resulted in the completion 51 survey responses.

5. Summary of public comments

The Consolidated Plan identifies housing and community needs, goals, and strategies for the City of Decatur over five years (May 1, 2020 to April 30, 2024). Based on the analysis performed as part of the plan and information collected through the community participation and consultation, the City has identified priority needs. Those needs are preservation of affordable housing and continued stabilization of older, low-income neighborhoods in the city.

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 through programs and purposed project implementation based on the community need. No comment or view was rejected. All comments received were accepted.

7. Summary

The community has identified a need for housing counseling services for renters, homebuyers, and homeowners. Low-income homeowners continue to need assistance in improving their housing conditions. Residents desire safe, affordable housing opportunities, homebuyers continue to need financial assistance and new homeownership opportunities.

The City will continue to coordinate with homeless service providers, housing providers and organizations to educate the community regarding homelessness and special needs. Where needed, the community supports effort to increase beds and units for homeless individuals and families.

Regarding Community Development, the City will continue code enforcement of abandoned, unsafe, substandard structures. Where needed, demolition will occur on abandoned, substandard structures.

In several of the low-income neighborhoods, aging or unsafe infrastructure shall be repaired or replaced. The City will proactively identify and pursue clean-up and reuse of functionally obsolete, vacant properties. The City will support the efforts of organizations to rehabilitate public facilities.

The City will continue to support neighborhood revitalization especially in the areas identified in the "Revitalization Roadmap Process" as the Target Areas.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

The City of Decatur Neighborhood Services Division is the lead and responsible agency for the development and execution of the 5-year Consolidated Plan. Staff managed the Citizen and Consultant Participation, Community Need Assessment development, administration and data analysis as well as for the development of the strategic plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Decatur staff participates in a variety of meetings through positions on organization 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 2020-2024 Consolidated Plan official comment period February 6, 2020 through March 9, 2020. 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, meetings, or by phone.

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

Staff focused on feedback from the community to gain a broad perspective of the needs and expectations of the many entities (business, social service agencies, and other non-profits) within the community. Engagement was fostered with varied methods and multiple opportunities for input including individual/group meetings and survey completion. Surveys were hand-delivered, mailed out or e-mailed from a list that included business, agencies, businesses and non-profits in the Decatur community. The staff communicated with community stakeholders including individuals from: Economic Development Corporation (EDC), Decatur Housing Authority (DHA), Macon County Continuum of Care, Community Investment Corporation of Decatur, Inc. (CICD), Belvidere residents, DOVE, Inc., Macon County Mental Health, Decatur Macon County Senior Center, DHA Lexington High-Rise residents, and a more. The city met with multiple groups including but not limited to Decatur Job Council (DJC), Project READ Plus, Decatur Housing Authority, Good Samaritan Inn, DOVE, Inc., Workforce Investment Solutions (WIS). Coalition of Neighborhood Organizations (CONO). The City participated in the Connect Decatur and Veteran Stand Down Event. The participants areas of interest included: housing, education, economic development/employment, training, and neighborhoods. The discussion covered what assets or services were available to residents. What are the needs for education, training efforts and workforce preparation? How does the skills and education of the

workforce correspond to employment opportunities? To what extent can community revitalization play a role in housing, safety, and crime? What are the barriers to decent affordable housing for low to moderate income individuals and families in our community? How can we eliminate these barriers? Does Public Policies Effect Affordable Housing and Residential Investment in our community? (that are barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinance, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment). What special issues/needs does our community face regarding homebuying and lending? What are the housing needs of special populations in our community (i.e. elderly persons, persons with disabilities, addictions, and HIV/AIDS)? What are the barriers to decent affordable housing for single person households and families in our community? What are the transitional housing needs in our community? What are the most common rental housing problems? Please identify any other areas of concern you would like documented.

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 eighteen (18) 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, HSHS St. Mary's Hospital, Webster Cantrell Youth Advocacy, Department of Children and Family Services, 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.

Continuum Homeless Action Team (CHAT) was developed in July 2015. This team emerged out of the COC Governing Board 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 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City is in ongoing communication and consultation 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 and works with Dove, Inc. and the Governing Board regarding the management and administration of HMIS. Currently Dove, Inc. (lead agency) and the city have discussed ways to provide incentives that would engage providers with the input of data into HMIS. The City of Decatur does not receive the Emergency Shelter Grant (ESG).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DOVE, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is the lead for the Continuum of Care. The City is one of the partners in the Continuum of Care. The organization is active and provides both housing and services. The City and the Continuum of care actively work to ensure there is a fluid plan of action to address homelessness in Decatur. The City and Dove, Inc meet monthly in order to communicate and maintain the fluid plan of action to address the needs of homeless and at risk of homeless individuals.
2	Agency/Group/Organization	Project Read Plus
	Agency/Group/Organization Type	Services-Education Adult Literacy
	What section of the Plan was addressed by Consultation?	Adult Literacy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The program director/staff were consulted through surveys and meetings. Needs continued to be identified as services for adults with literacy needs. Literacy provides a stepping stone for employment opportunities. In addition to literacy education, continuing collaboration and coordination with the community providers addressing literacy and to improve the ability to serve more individuals and address current capacity issues that exist.

3	Agency/Group/Organization	Decatur Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The goals of the organization are to improve the units and maximize current units. Communication occurred with various staff of the organization through group meetings, surveys, and one-on-one conversations.
4	Agency/Group/Organization	COALITION OF NEIGHBORHOOD ORGANIZATIONS
	Agency/Group/Organization Type	Umbrella Organization for Decatur Neighborhoods
	What section of the Plan was addressed by Consultation?	Neighborhood Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the organization on September 24, 2019 to engage the residents for input into the Consolidated Plan. Staff regularly attends the CONO meetings in order to stay connected with the needs of the neighborhoods and to help keep the neighborhoods informed of the City's plans, programs, and resources.
5	Agency/Group/Organization	Macon County Mental Health Board
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Neighborhood Services Division gathered information through a one-on-one meeting as well as through surveys. Topics discussed included the large number of vacant rental units in the Wabash Crossing area and potential use of the units. The units are located by public transportation, the Crossing Health Care facility, and other services.
6	Agency/Group/Organization	Decatur Job Council
	Agency/Group/Organization Type	Services-Employment

	What section of the Plan was addressed by Consultation?	Education-Employment Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Decatur Job Council October 24, 2019. The topics covered included the number of available jobs in the area, services available to residents for education and training, soft skills, and the pairing of potential workers with open positions. The group also discussed the challenges related to transportation and housing. Case management is essential in many situations to direct the resident to the organization which provides the necessary support.
7	Agency/Group/Organization	EDC of Decatur
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach included communication and survey. In June of 2019, the Economic Development Corporation of Decatur & Macon County (aka EDC) reported it continually makes an effort to meet the workforce demands of the local employers. The EDC has coordinated career awareness efforts such as Manufacturing Days, Healthcare Days, The Andreas Ag Academy and many others. Furthermore, the enrollment at the Heartland Technical Academy had increased over 100% since the "awareness" efforts began. Some additional needs identified include neighborhood revitalization, development of small business in neighborhoods as well as job training for unemployed adults.

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. Consultation/communication is an ongoing process with community organizations, residents, and other community partners. Special outreach was made to include residents in the high rise and senior facilities since some residents have challenges attending public meetings due to transportation or mobility challenges.

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 City and the Continuum of Care continuously work to ensure actions are in place to address homelessness in Decatur. The goals of 2020 through 2024 Consolidated Plan overlap with the goals and strategy of the Continuum of Care as the City is a partner on the Continuum working to end homelessness.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Decatur works in cooperation and coordination with other entities and agencies to ensure implementation and success of the Consolidated Plan. The effort to work together has been ongoing for years and years. The City and the entities do not act like silos but communicate to expand economic opportunities, maintain or improve suitable living environments, and address areas of decent affordable housing.

Narrative (optional):

The city has reached out extensively to the community and stakeholders over the last few years to identify needs in the community. Community meetings had great participation. Attendance as high as 120 participants at one of the largest meetings. The gathering of information continues and provides an outline for a revitalization roadmap. The community meetings, the public meetings, one-on-one consultations, surveys, and group meeting have provided identified needs, objectives, and goals for the City.

Although a formal comment period for the plan ends, the Neighborhood Services Division continues to communicate with the residents, business, and organizations in the community. Residents may make inquiries about available resources at (217) 424-2797. The City of Decatur also has a general information phone line to assist or direct residents to the appropriate department which may respond to a question or a need. Information is posted on the City of Decatur's website: <https://www.decaturlil.gov/>.

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

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

Citizen participation was a collection of both data from citizen and consultant input within the City of Decatur through an ongoing effort over months and months. The accumulated data collected was reviewed for emerging issues and concerns for use in the development of the strategic plan for inclusion in the Con Plan. Both citizen and consultant stakeholder input were solicited through public participation utilizing expanded data collection with varied survey methods and tools. The *Citizen Participation Plan (CPP)* centered on outreach, engagement and dialogue with citizen stakeholders which is critical for the success of the Con Plan. Achieving these crucial connections with stakeholders required data collection from community citizens in varied ways to glean the greatest amount of input possible. Paper surveys for completion by citizens were available in the Neighborhood Services Office and the Cashiers Office at the Decatur Civic Center, 1 Gary K. Anderson Plaza, Decatur, IL 62523. Paper surveys were also distributed through local citizen groups including the Coalition of Neighborhood Organizations (CONO) and private citizens throughout the city. Moreover, citizens were mailed paper surveys upon request through the Neighborhood Services Department. Input was gathered by the city staff during a presentation and discussion with CONO members with 19 participants in attendance at the meeting. Citizens were also able to provide feedback for the Consolidated Plan at the Connect Decatur-Veterans Stand Down event, the Belvidere Hi-Rise, Decatur Job Council, and other locations. Additionally, citizens were notified of public meetings held in late October focusing on the purpose and process of the Con Plan and community input. During the first months of 2020, staff reached out to residents at the Good Samaritan Inn, the DHA Lexington High-Rise, and the Decatur-Macon Senior Center. Visiting the Decatur Housing Authority property and Good Samaritan Inn allowed staff the opportunity to connect with residents, many of whom are very-low to moderate-income seniors and residents. This contact along with the meeting at the Decatur Macon Senior Center staff feedback on the needs from the seniors and residents. Staff made efforts to ensure all residents, regardless of income and disabilities were given an opportunity to participate in the process. The first public meeting was held on October 30, 2019 at 12:00 noon in the Decatur Civic Center, first floor classrooms, 1 Gary K. Anderson Plaza, Decatur, IL 62523 with the second public meeting following on October 30, 2019 at 5:30pm at Decatur Civic Center. Both opportunities for citizen input were publicized in local print. As a result of the expanded outreach for input from the citizenry of Decatur, IL, a total of 44 citizen surveys were completed. Further, 13 citizens attended and participated in the various group meetings and public meetings held on October 30, 2019. *In sum*, **82** citizens contributed input for the Consolidated Plan through all varied means available for input.

The Citizen Participation Plan impacted goal setting by providing a comprehensive understanding of the needs our citizens. Input from the citizenry allowed for the development of a strategic plan and annual action plans for the utilization of grant funds for the Five-Year Plan.

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	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> <p>low to moderate income individuals</p>	2 public meetings were held at different locations in Decatur, The Lexington and The Belvedere on 10/23/2019 and 3/4/2020. Total attendance for both meetings was 41.	At both public meetings the conditions of the sidewalks, snow removal of the sidewalks, the condition of the bus stops, and other infrastructure issues were priority topics. At the meeting on 10/23/19 the condition of the tree lines obscuring lights and safe demolition of vacant structures emerged through several comments.	All comments were accepted.	

2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> <p>low-moderate income homeowners</p>	<p>2 public meetings were held at different locations in Decatur, 1 at the Senior Center on 2/25/2020 and 1 at The Good Samaritan Inn on 2/26/2020. 27 total people signed in, however there were many more people in attendance who chose not to sign in.</p>	<p>Both meetings had comments received about the tree lines obscuring necessary infrastructure like street lights and stop signs. Both groups were encouraged to contact Code Enforcement in order to make them aware of dangerous situations like these. At the senior center, comments emerged regarding the unsafe and vacant structures in Decatur and their desire to see these demolished. At the meeting at Good Samaritan Inn many Comments were received about the homeowner</p>	<p>All comments were accepted.</p>	
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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)
				programs and how they thought they were good and necessary for family owned homes.		
3	Public Hearing	Non-targeted/broad community	3 public hearings were advertised in the Decatur Tribune and on the City Website. The 2 meetings held on 10/30/2019 were advertised on 10/9/2019. The meeting held on 3/4/2020 was advertised in Feb 2020. The meetings were held in the City Council Chambers and were also recorded and aired on government channel 18.	No comments were received.	Not applicable at this time.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Paper Surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low and moderate income persons</p>	<p>Citizen participation was available through dialogue in community citizens meetings including CONO for input in the Five-Year Consolidated Plan. 19 people participated in the 9/24/2019 meeting. Paper surveys were distributed to everyone.</p>	<p>In community meetings, the residents identified the need to demolish abandoned and vacant housing, address the overgrown tree lines, assist homeowners with home saving repairs, and address key infrastructure like sidewalks and bus stops/shelters.</p>	<p>All comments were accepted.</p>	

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)
5	Paper Surveys	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>low and moderate income individuals</p>	<p>Citizen Participation surveys were accessible through multiple avenues including US Mail, partner agencies like United Way and Dove, Inc and the Coalition of Neighborhood Organizations, Project Read. Surveys were also distributed at the public meetings held by the City of Decatur.</p>	<p>The responses were regarding the community's needs and were related to jobs, housing, neighborhoods and infrastructure.</p>	<p>All comments were accepted.</p>	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

When evaluating the needs, it is necessary to keep in mind the variable, such as: housing problems, family size, household make-up, etc. As analyzing the demographic and economic data for housing, a picture of the community housing needs begins to develop. Understanding the magnitude of the housing problems in the community is crucial as the priorities are set. Some of the main issues are cost-burden households and sub-standard housing.

Using the data available, such as the American Community Survey (ACS), along with outreach efforts, various reports and organizations' studies, is useful and provides some direction for the plan. A loss of jobs and the loss of population over the last twenty years provides documentation for the reduced demand for single-family and multi-family housing. The aging population and special needs population contribute to limited shortfalls for services and safe, affordable housing.

Other areas of needs reviewed are public housing, homeless, non-homeless, non-housing community development (public services, neighborhood revitalization, and economic development).

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Decatur housing needs are evident based on the 2005-2009 ACS data as a base year and more recently the 2011-2015 ACS. As identified in the 2011-2015 ACS period, the City of Decatur has seen a 2% reduction in population and an 6% reduction in households yet a 6% increase in the median income. The population and household changes contribute to the issues the City has regarding deterioration of housing stock due to the lack of occupancy of homes leading to the potential lack of upkeep and maintenance. Although the median income is increasing data reflects that whites (56%) and blacks (36%) have at least one or more housing problems they are facing so the increased income is potentially being utilized for house upkeep and maintenance leaving less money for other family and living expenses. It is clear from data that the elderly homeowners and renters have a significant cost burden. Elderly homeowners are spending more than 30% of their income on housing at 0-80% of AMI levels and for elderly renters; they are spending more than 50% of their income on housing at 0-80% of AMI levels. Further, issues related to renters exist regarding the > 50% of AMI for the small related households and the other category including - In particular, elderly renters have a significantly high cost burden in the >50%-80% of AMI. With respect to crowding, single family homeowners (71%) experience crowding in their owned dwellings as renters do in their rental housing (56%). This phenomenon suggests that families are unable to afford housing with the space necessary and a cost at or below 30% of their income to them leaving them to “crowd” into a dwelling. Housing priority needs and investment plan goals by family type, income level, housing problems and cost burden are summarized below. Estimated housing needs for the next 5 years include a variety of needs in multiple areas. From input, there is moderate need housing for special needs populations with disabilities. Transitional housing was added and made available for individuals with addictions at the Community Care Campus in 2019. There is a high need for housing for extremely low- and low-income families, women and men. Public Housing will be developing Project Based Housing Choice Voucher’s in support of the provision of housing for low incoming individuals, persons with disabilities and veterans.

Estimated Number and Types of families with housing needs over a 5-year period: Local data collected and discussions with key stakeholders have allowed for a comprehensive understanding of the housing needs based on income level within the City of Decatur. The Decatur Housing Authority (DHA) has 1026 people on its waiting list for the public housing they manage. DHA maintains separate waiting lists for each of three high rise and garden apartment sites designated for seniors. A site based waiting list exists that allows seniors to have choice in where they live, giving them up to three times where they can turn down an apartment as they try to get the one they want. If the senior does not take the housing option at the time their name is at the top of the list, their name is put back in at the end of the list and they will have to wait until it comes up again for their next “chance”. Seniors are encouraged to only sign up for housing units they want to live in.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	76,122	74,655	-2%
Households	33,248	31,285	-6%
Median Income	\$38,236.00	\$40,679.00	6%

Table 5 - Housing Needs Assessment Demographics

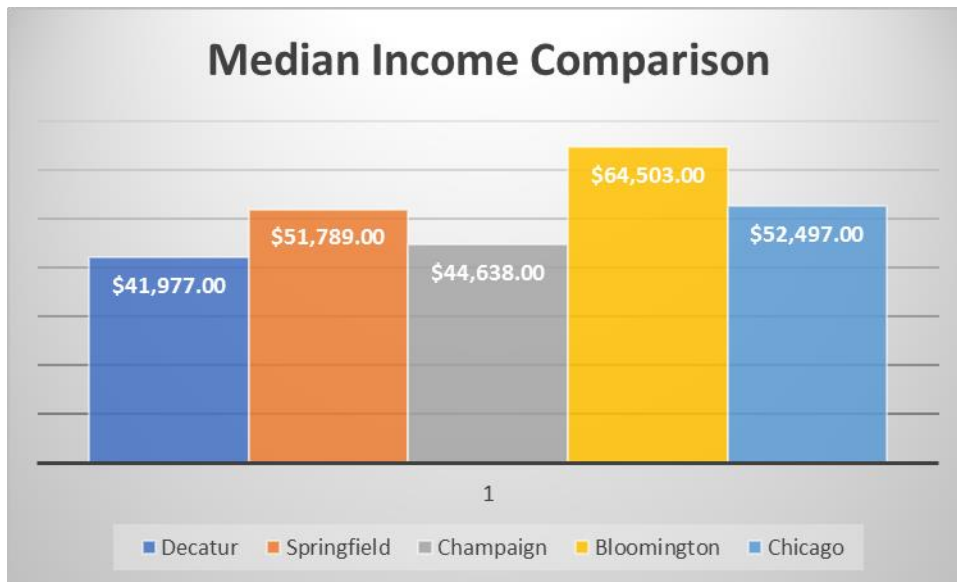
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,500	4,220	5,085	3,275	13,210
Small Family Households	1,720	1,334	1,415	995	5,735
Large Family Households	404	350	195	170	655
Household contains at least one person 62-74 years of age	564	715	1,225	870	3,100
Household contains at least one person age 75 or older	618	845	1,150	545	1,180
Households with one or more children 6 years old or younger	1,380	745	575	479	649

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS



Median Income Comparison

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

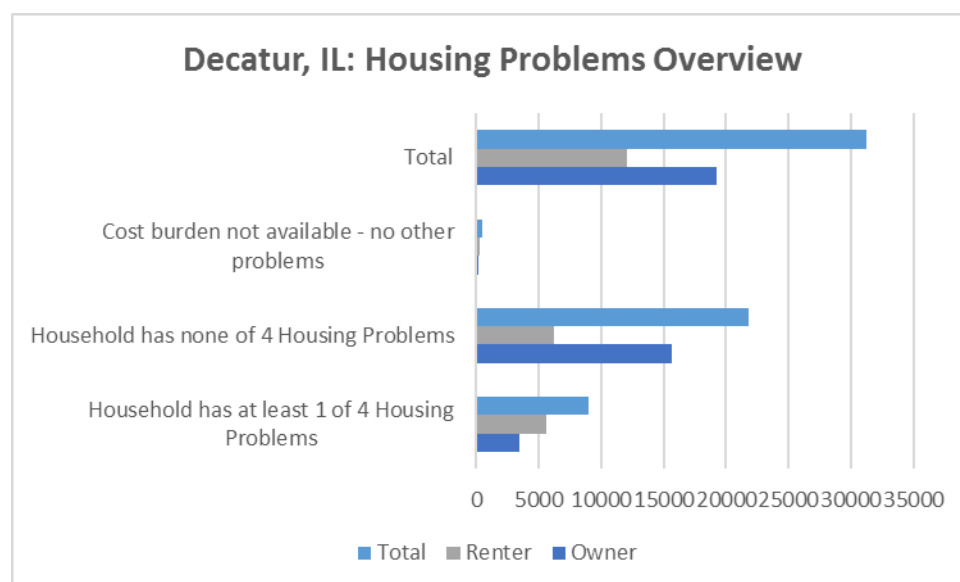
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	10	30	10	115	40	20	40	20	120
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	15	0	4	69	0	55	0	4	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	65	10	4	189	25	30	25	15	95
Housing cost burden greater than 50% of income (and none of the above problems)	2,040	525	35	0	2,600	780	280	139	0	1,199

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	524	1,195	590	95	2,404	450	444	575	150	1,619
Zero/negative Income (and none of the above problems)	265	0	0	0	265	220	0	0	0	220

Table 7 – Housing Problems Table

Data 2011-2015 CHAS

Source:



Housing Problems

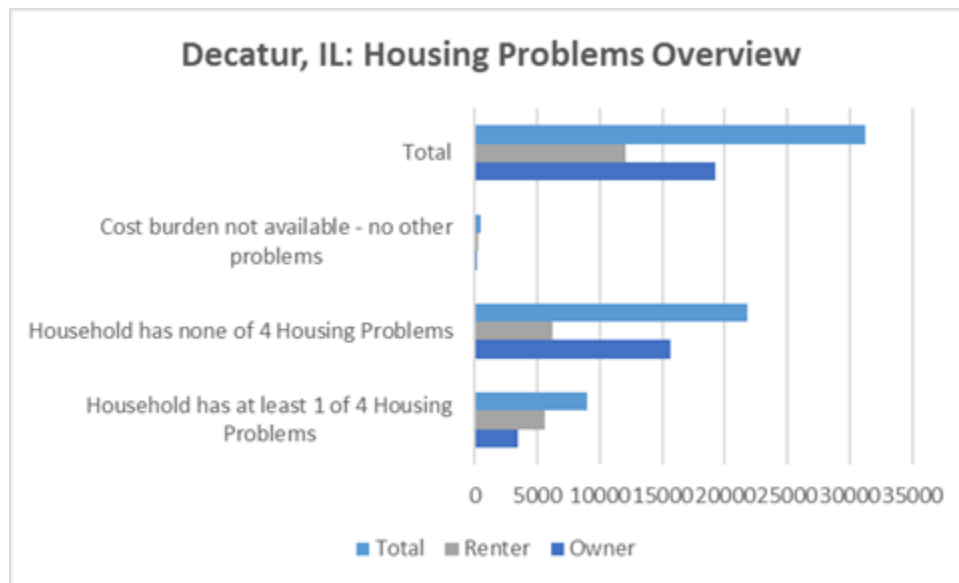
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,270	615	70	20	2,975	845	385	204	40	1,474
Having none of four housing problems	1,190	1,885	1,860	1,085	6,020	720	1,335	2,940	2,120	7,115
Household has negative income, but none of the other housing problems	265	0	0	0	265	220	0	0	0	220

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:



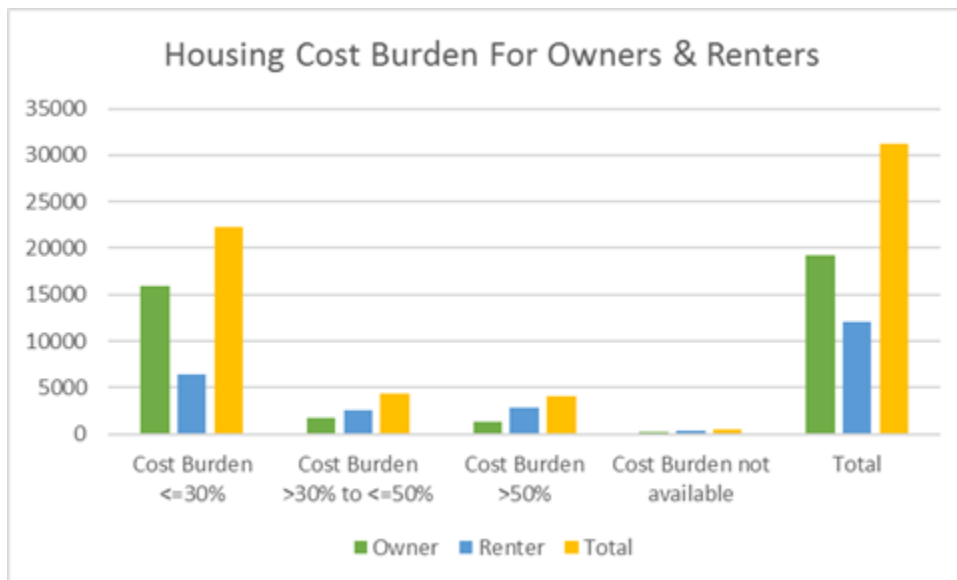
Housing Problems #2

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	905	745	215	1,865	320	265	194	779
Large Related	234	140	4	378	139	39	35	213
Elderly	310	314	155	779	465	300	299	1,064
Other	1,310	584	259	2,153	350	129	190	669
Total need by income	2,759	1,783	633	5,175	1,274	733	718	2,725

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS



Housing Cost Burden-Owners & Renters

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	755	235	10	1,000	220	70	55	345
Large Related	195	25	4	224	34	19	15	68
Elderly	215	170	15	400	280	125	64	469
Other	995	109	4	1,108	290	65	15	370

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,160	539	33	2,732	824	279	149	1,252

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	100	65	10	4	179	35	40	4	15	94
Multiple, unrelated family households	30	10	0	0	40	0	50	4	4	58
Other, non-family households	30	0	0	4	34	0	0	15	0	15
Total need by income	160	75	10	8	253	35	90	23	19	167

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

For renters: 175 single person households, with income less than 80% AMI, experienced crowding. Of the 175, 57% were less than or equal to 30% AMI, 37% with income greater than 30% to 50% AMI, and 6% were greater than 50% AMI to 80% AMI. 2% of the rental single-family households over 80%

experienced crowding where 16% of the owner single family household with the same AMI did experience crowding. 37% of the owners, with AMI 30% or less, experience crowding. 47% of the owner households, with AMI greater than 30% to 80% experience crowding compared to 42% renter households with the same AMI. 94 owners experienced crowding as compared to the 179 renter households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Estimating the number and types of families in need of housing assistance related to individuals with disabilities as well as victims of domestic violence, dating violence, sexual assault and stalking are hard to obtain and bring clarity to. Regarding the 2019 PIT data, out of 169 homeless individuals, 21 identified as being impacted by domestic violence. In terms of the PIT data and being impacted by a disability, out of 99 individuals, 26 indicated they experienced substance abuse, 40 are impacted by mental illness, 5 are affected by a developmental disability, 22 have a physical disability, 1 has a brain injury and 5 have PTSD. The 2020 PIT data 28 reporting emotional/mental illness. Only one was identified as having an intellectual disability. 20 individuals reported having a physical disability. Another 27-reported substance use disorder. Two individuals report a brain injury and 3 reported having PTSD.

Domestic violence data from July 1, 2019 – June 30, 2020 reflects 3224 total bed nights (120 adults and 55 children) at the local Dove Domestic Violence Shelter serving a total of 645 adults and 86 children. The average shelter length of stay is 6-8 weeks. Domestic violence is the immediate cause of homelessness among families as evidenced when families were homeless because of domestic violence with many of homeless women experiencing domestic violence. Issues that complicate situations for victims of domestic violence include the lack of safe and affordable housing due to long waiting lists and limited housing options, poor credit and employment histories and unwillingness of landlords to rent due to violence history. Data reflects providers related to victims of dating violence, sexual assault or stalking indicates at some of clients fit into all the categories need of housing assistance.

What are the most common housing problems?

The most common housing problems for both renter and owner housing include cost burden with over 30% of the household income being utilized for housing. Further, total rates for overcrowding is a

significant issue for single family households at a rate of 71% for overcrowding in rental housing and 56% in owner housing. Crowding for renter and owner households between 0-30% AMI is an issue at a rate of 100% for single-family households. Housing problems focusing on cost burden reflect that housing cost burden is greater than 30% and 50% of income for both owners and renters. In discussion with the local COC, the most common housing problem that exists for individuals is evictions due to loss of income which aligns with the above information related to renter and homeowner cost burden and crowding. Individuals are moving into the homeless assistance system or appearing on the streets for the first-time due to income as well as overcrowding issues leaving them no place to reside.

In discussion with the local COC, the most common housing problem that exists for individuals is evictions due to loss of income which aligns with the above information related to renter and homeowner cost burden and crowding. Individuals are moving into the homeless assistance system or appearing on the streets for the first-time due to income as well as overcrowding issues leaving them no place to reside.

Are any populations/household types more affected than others by these problems?

Discussions with the local COC revealed that, single parent families with female a head of household emerge as a group that is more affected by these common housing problems. With respect to cost burden for both owner households/population types, data reflect the elderly having a disproportionate amount of burden at 39% compared to 28% of small related households (owner). For renter household and population types, the burden is at a rate of 15% for the elderly and 36% for small related households. Whites are impacted with one or more of four housing problems at a rate of 56% (compared to 36% of African Americans). Further 37% of African Americans have no housing problems and have no (or negative) income compared to 56% of Whites. Regarding disproportionate greater need housing cost burdens, 55% Whites and 37% African Americans have a cost burden of >50% with 37% of African Americans and 55% of Whites having no (or negative) income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Although the median income is increasing data reflects that whites and blacks have at least one or more housing problems they are facing so the increased income is potentially being utilized for house upkeep and maintenance leaving less money for other family and living expenses. It is clear from data that the elderly homeowners and renters have a significant cost burden. Elderly homeowners are spending more

than 30% of their income on housing at 0-80% of AMI levels and for elderly renters; they are spending more than 50% of their income on housing at 0-80% of AMI levels. Further, issues related to renters exist regarding the > 50% of AMI for the small related households and the other category including - In particular, elderly renters have a significantly high cost burden in the >50%-80% of AMI. With respect to crowding, single family homeowners (56%) experience crowding in their owned dwellings as they do in their rental housing (71%). This phenomenon suggests that families are unable to afford housing with the space necessary and a cost at or below 30% of their income to them leaving them to “crowd” into a dwelling. Housing priority needs and investment plan goals by family type, income level, housing problems and cost burden are summarized below. Estimated housing needs for the next 5 years include needs in multiple areas. From consultant stakeholder input, there is moderate need housing for special needs populations with disabilities as well as transitional housing. There is a high need for housing for extremely low- and low-income families, women and men.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In discussion with the local COC, housing characteristics such as households with adults who have less than a high school diploma or a GED as well as little to no employment skills indicate a direct link with instability and an increased risk of homelessness. The lack of education and employment experience and skills has a direct correlation to severe cost burden issues, overcrowding and substandard conditions due to individuals’ inability to obtain appropriate employment leading to stable income generation.

Discussion

In discussion with the local COC, housing characteristics such as households with adults who have less than a high school diploma or a GED as well as little to no employment skills indicate a direct link with instability and an increased risk of homelessness. The lack of education and employment experience and

skills has a direct correlation to severe cost burden issues, overcrowding and substandard conditions due to individuals' inability to obtain appropriate employment leading to stable income generation.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A "disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole". According to the 2010 U.S. Census, the City of Decatur's population is 76,114 with 71.6% White, 23.3% Black/African American, .9% Asian, .2% American Indian and Alaska Native alone and 2.2% Hispanic or Latino. The 2011-2015 ACS shows the City of Decatur's population as 74,655. This is a 2% decrease within 5 years. The population of White's and Black/African Americans account for the most significant proportion of the population and have the most need related to a disproportionate greater need housing problem. The data identified below in the 0%-30% of AMI chart reflects housing problem exists for Black/African Americans at 36% having one or more of four housing problems and White at 56% as compared to the jurisdiction as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,085	929	485
White	2,305	534	270
Black / African American	1,455	350	180
Asian	20	0	0
American Indian, Alaska Native	30	0	25
Pacific Islander	0	0	0
Hispanic	40	0	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,640	1,584	0
White	1,545	1,284	0
Black / African American	745	245	0
Asian	45	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	59	20	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,460	3,630	0
White	950	2,955	0
Black / African American	415	460	0
Asian	4	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	20	0	0
Hispanic	15	24	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	305	2,975	0
White	175	2,435	0
Black / African American	55	405	0
Asian	15	8	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	55	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial grouping with a disproportionate greater housing problem is both White and Black/African American with a 0%-30% AMI. The other racial groupings and income levels do not indicate a disproportionate greater housing problem. There are additional compounding factors correlated with the housing problem and low to no/negative income including medical costs, transportation and childcare to name a few. Increased rental assistance and household income as well as housing rehabilitation would result in a positive impact in the reduction of housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A "disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole". According to the 2011-2015 ACS, the City of Decatur's population is 74,655. This is a decrease of 2% from the 2010 Census which identified with 71.6% White, 23.3% Black/African American, .9% Asian, .2% American Indian and Alaska Native alone and 2.2% Hispanic or Latino. The population of White's and Black/African Americans account for the most significant proportion of the population and have the most need related to a disproportionate greater need exists for severe housing problems. The data identified below in the 0%-30% of AMI chart reflects that a disproportionate greater severe housing problem exists for Black/African Americans at 39% having one or more of four housing problems as compared to the jurisdiction as a whole. White Americans are identified as 54% having one or more of four housing problems as compared to the jurisdiction as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,115	1,910	485
White	1,685	1,155	270
Black / African American	1,210	605	180
Asian	4	14	0
American Indian, Alaska Native	30	0	25
Pacific Islander	0	0	0
Hispanic	20	20	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,000	3,220	0
White	550	2,275	0
Black / African American	285	705	0
Asian	30	15	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	54	25	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	274	4,800	0
White	194	3,710	0
Black / African American	89	795	0
Asian	4	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	20	0
Hispanic	0	35	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	60	3,205	0
White	19	2,585	0
Black / African American	25	435	0
Asian	4	18	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	55	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The racial grouping with a disproportionate greater housing problem is both White and Black/African American with a 0%-30% AMI. The other racial groupings and income levels do not indicate a disproportionate greater housing problem. There are additional compounding factors correlated with the housing problem and low to no/negative income including medical costs, transportation and childcare to name a few. Severe housing problems pose a significant risk of homelessness. Increased rental assistance and household income as well as housing rehabilitation would result in a positive impact in the reduction of housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

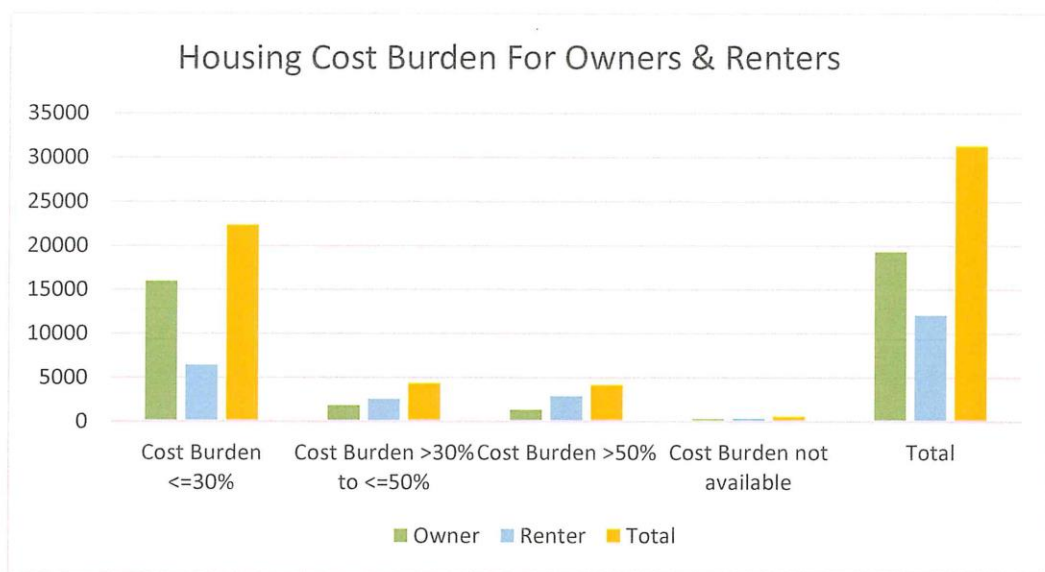
A "disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole". According to the 2010 U.S. Census, the City of Decatur's population is 76,114 with 71.6% White, 23.3% Black/African American, .9% Asian, .2% American Indian and Alaska Native alone and 2.2% Hispanic or Latino. The 2011-2015 ACS identifies 74,655 for the City of Decatur's population. This is a population loss of 2%. The population of White's and Black/African Americans account for the most significant proportion of the population and have the most need related to a disproportionate greater need exists for severe housing problems. The data identified below in the 0%-30% of AMI chart reflects that a disproportionate greater need exists for Whites, where 83% with incomes of less than 30% AMI have a housing cost burden when compared to the jurisdiction as a whole. Black/African Americans with a greater than 50% AMI have a disproportionate greater need housing cost burden at a rate of 37% and 37% with no /negative income when compared to this category for the jurisdiction as a whole. The 2010 census reflect 58% of Black/African Americans with no negative income. The considerable change was the 190 in the ACS compared to the 295 in the 2010 census.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,298	4,340	4,115	520
White	18,440	2,760	2,280	285
Black / African American	2,755	1,105	1,510	190
Asian	190	55	35	0
American Indian, Alaska Native	10	0	45	25
Pacific Islander	4	20	0	0
Hispanic	250	65	59	20

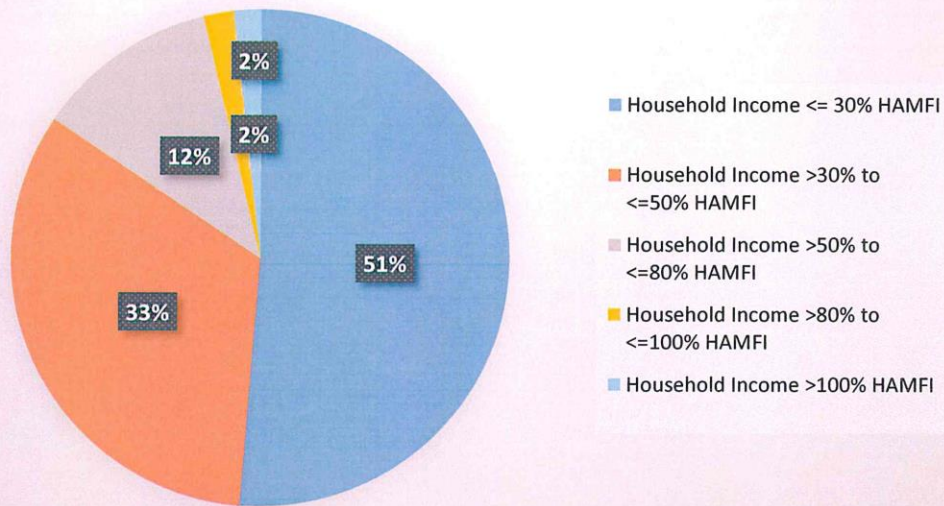
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

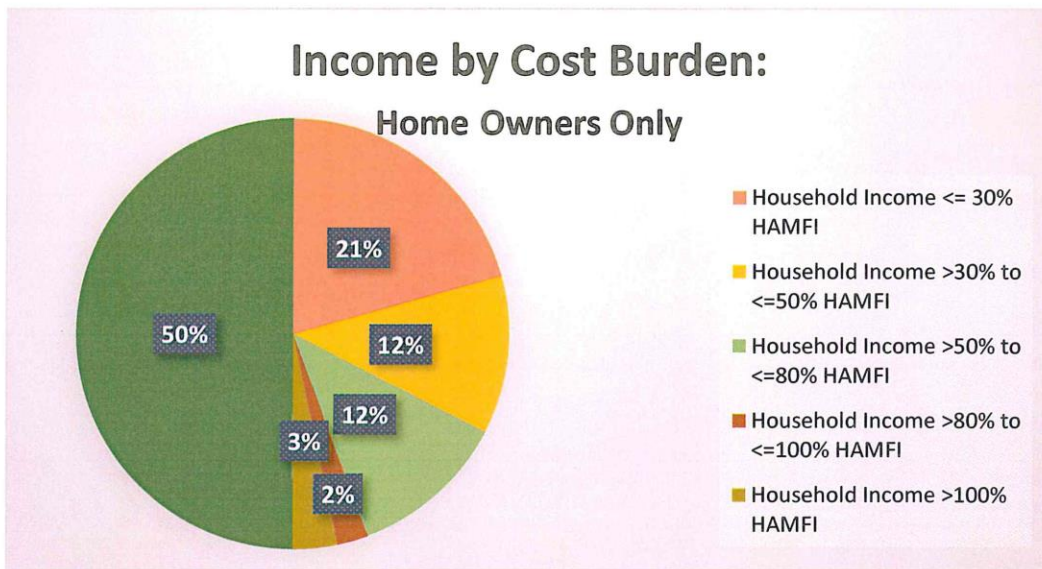


Housing Burden Graph

Income by Cost Burden: Renters Only



Housing Burden Graph Renters



Housing Burden Graph Homeowners

Discussion:

Consolidated Plan

DECATUR

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The racial groups with a disproportionate greater need housing cost burden are 63% of the Hispanic and 50% of the Black/African American with an income less than 30% AMI. The housing cost burden problem and low to no/negative income causal factors include low incomes from lack of access to jobs due to limited education and training. Decatur has a very affordable housing market compared to other similar size cities in the area. There are no housing cost burdens in the other income levels.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

White households with an income of less than 30% AMI have shown a disproportionately greater need (54%) with having one or more of four housing problems, a household with no/negative income but none of the other housing problems (56%). White households with an income of less than 30% AMI also have shown a disproportionately greater need with having one or more of four housing problems, a household with no/negative income but none of the other housing problems. There is no ethnic group with a disproportionate greater need.

If they have needs not identified above, what are those needs?

Needs not identified above include education including literacy as well as obtaining a high school diploma or GED and job skills training all to improve employment access and income levels allowing to narrow the cap for homeowner and renter cost burden. Further needs include renter and homebuyer education and assistance, rehabilitation assistance, and demolition.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The identified racial and ethnic groups are in the inner City of Decatur in targeted areas as identified within this plan.

NA-35 Public Housing – 91.205(b)

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 identified its needs in the 5 Year Plan which begins April 1, 2020. DHA and the City actively communicate to ensure the needs of the residents and the future needs are met.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	605	989	106	883	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,672	10,277	8,451	10,496	0	0
Average length of stay	0	0	4	3	1	3	0	0
Average Household size	0	0	2	2	2	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	114	58	17	41	0	0
# of Disabled Families	0	0	203	185	24	161	0	0
# of Families requesting accessibility features	0	0	605	989	106	883	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	190	233	40	193	0	0	0
Black/African American	0	0	409	751	64	687	0	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	3	3	2	1	0	0	0
Pacific Islander	0	0	3	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	12	8	0	8	0	0	0
Not Hispanic	0	0	593	981	106	875	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Decatur Housing Authority (DHA) maintains waiting lists for potential tenants and reviews those lists for accessible unit needs of applicants. DHA works with waiting list individuals actively to ensure that their needs are met. Currently, DHA has 13 residents in accessible units. These units are in the High-Rise. There are 62 families with disabilities on the waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Decatur Housing Authority has a Public Housing Waiting List total of 1026: Extremely low income (\leq 30% of AMI) is 893 families (87%), Very Low Income $>30\%$ but $\leq 50\%$ of AMI is 89 families (9%), Low Income $>50\%$ but $<80\%$ of AMI is 32 families (3%). 653 (64%) are families with children. 37 (4%) families are elderly. 62 (6%) are families with disabilities. 848 (83%) are African American/Non-Hispanic. 159 (15%) are White Non-Hispanic. Based on bedroom size: 315 (31%) are waiting on one-bedroom, 302 (29%) are waiting on two-bedroom, 254 (25%) are waiting on three-bedroom, 119 (12%) are waiting on four-bedroom, and 36 (4%) are waiting on five bedroom units. The waiting list is closed. No one is added to the waiting list if the list is closed.

The Decatur Housing Authority has a Section 8 Waiting List of 204 families. 159 (78%) are extremely low-income, 34 (17%) are very low-income, and 10 (5%) are low-income. 117 (57%) are families with children. 5 (2%) are elderly. 36 (18%) are families with disabilities, 165 (81%) are African American/Non-Hispanic, and 30 (15%) are White Non-Hispanic. The waiting list is closed.

PHA 5-Year Plan 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: Adapt the Decatur Housing Authority's housing stock by increasing the affordable supply for elderly by age, low- to moderate-income families, and disabled persons. DHA will support increase opportunities for low- and moderate-income person to attain homeownership. The PHA will encourage resident self-sufficiency and facilitate employment opportunities. The fourth goal is to provide ethical stewardship of all programs and services. DHA will complete management of DHA conversion to Asset Management. The City of Decatur will help address the needs of public housing and its residents and work with the DHA to meet the goals and objectives outlined above in the following ways: *Support the DHA’s objectives to build or acquire additional housing units and vouchers. Assist DHA residents in attaining homeownership. Continue to support and work with programs that encourage resident self-sufficiency, management and employment opportunities.*

How do these needs compare to the housing needs of the population at large

The needs of those that are in comparable categories are reflective of the housing needs of the population at large. Issues related to cost-burden, crowding and housing problems span across extremely low, very low- and low-income level individuals and families.

Discussion

The City of Decatur is fully supportive of the Decatur Housing Authority's Five-Year Plan. The City has worked closely with DHA over the years with regard to vacancies, rehabilitation and redevelopment initiatives. The City expects to continue this positive working relationship with DHA to meet the needs of extremely low, very low- and low-income individuals in our community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the 2020 Gap Analysis Report on Homelessness in Macon County: Overall homelessness decreased by some 21% from 2019 to 2020, continuing a long-term trend stretching back more than a decade. However, there was an increase in the number of unsheltered persons living on the streets. The vast majority of persons experiencing homelessness in Macon County were single adults.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	20	20	5	5	293
Persons in Households with Only Children	0	0	1	0	0	0
Persons in Households with Only Adults	23	110	133	5	5	293
Chronically Homeless Individuals	20	3	23	3	2	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	12	10	2	4	293
Unaccompanied Child	0	3	3	1	3	293
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population Has No Rural Homeless
is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The City of Decatur has no rural homeless population.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2020 PIT Survey, since 2015 there has been a steady decrease in the number of homeless children and families in Decatur, IL. In 2020 Decatur saw a decrease from 2019's PIT Survey total, down from 33 to 12 children and families experiencing homelessness. The same survey showed that the number of Veteran's experiencing homelessness increased from 6 to 12 from 2019 to 2020. Although this shows a one-year increase, the overall trend over the last 5 years still shows a decrease in the number of Veteran's experiencing homelessness. The PIT Survey makes note that the City of Decatur is at something we refer to as "functional zero"-meaning that Decatur, IL has housing available for all homeless veterans if they are willing to accept it.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The shelter data of race and ethnicity is reflective of Decatur's general population with much of homelessness among non-Hispanic, White and Black/African American persons.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2020 PIT Survey shows that the capacity of all Emergency Shelters in Decatur, IL is 105 and that the occupancy of the collective Emergency Shelters was only 82. The 2020 PIT Survey also showed that the collective capacity of the Transitional Housing facilities is 47 and the occupancy rate on the night of the PIT was 30. The 2020 PIT also showed the Permanent Supportive Housing capacity is 83, and occupancy

was 79; Rapid Re-Housing capacity was 27 and occupancy was 19; and last that Other Permanent Housing has a capacity of 65 with an occupancy of 58. The COC stated in the 2020 PIT that the City of Decatur was at "functional Zero" for some populations; meaning there are enough beds to house individuals should they choose to accept assistance.

Discussion:

In order to address our high rates of chronic homelessness, the Macon County Continuum of Care developed an interagency team that maintains contact with persons experiencing long-term homelessness. This team is call the Continuum Homeless Action Team aka CHAT and they meet regularly to discuss each case and to move persons towards engagement with safe housing. In 2020, the CHAT team contacted each of the 28 persons who self-identified as chronically homeless. CHAT found that several of them did not meet HUD's definition of chronically homeless and they were also able to find housing for some of them. As a result of the efforts of the CHAT team, by May of 2020 only 6 persons were chronically homeless. These 6 individuals were added to CHAT's case list of long-term homeless and they are contacted by the group regularly with outreach offers of housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Decatur has many programs that assist the needs of both the homeless and non-homeless with special needs populations. The non-homeless special needs population in the City of Decatur includes persons with developmental disabilities, mental illness, substance abuse, physical disabilities as well as mixed populations including young adults, persons with HIV/AIDS, public housing residents, and formerly incarcerated persons. Multiple programs within the community work to collaborate and assist these special populations yet need remains regarding capacity and funding to ensure assistance of all of individuals in need.

Describe the characteristics of special needs populations in your community:

In the City of Decatur, the non-homeless special needs population in the City of Decatur includes persons with developmental disabilities, mental illness, substance abuse, physical disabilities as well as mixed populations including young adults, persons with HIV/AIDS, public housing residents, and formerly incarcerated persons.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive services are necessary for special needs populations to maximize individual's quality of life and to move them on to self-sufficiency. The supportive service needs include an array of areas including the expansion of mental health and substance abuse services regarding funding for increased specialized services and housing as well as services for formerly incarcerated persons to assist in education, job training and the obtaining of employment and adequate and appropriate housing despite their criminal backgrounds. Further, supportive services are necessary at varied intensity levels depending on the immediate and long-term needs of the individuals based on appropriate assessment information. Suggested supportive services can include and are not limited to areas of employment (training, application and retention), housing (affordable, assistance programs, and reasonable accommodation and modification for accessibility), transportation, health care needs (costs,

medication, access), as well as education to address literacy issues for optimal success in life. Access to affordable and effective legal representation is a service that is in great demand. To determine the needs of housing and supportive services for special needs populations within the City of Decatur, consultation with local service providers as well as data CHAS data are utilized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Illinois Department of Public Health and HIV/AIDS Surveillance Unit Reports as of 4/30/20, there are a total of 94 individuals living with HIV (non-AIDS) and a total of 87 individuals living with AIDS in Macon County, Illinois.

HIV/AIDS is a chronic disease that impacts individuals and families psychologically as well as financially. Challenges with living expenses related to food, shelter and healthcare are ongoing for these individuals.

Discussion:

The City of Decatur has as strong commitment to ensure that all non-homeless special needs populations are provided thorough attention in order to created priority needs based on individuals identified and resources available to meet those needs. Funding issues continue to be problematic due to limited resources. The City of Decatur will continue the collaboration with community service providers, local officials and advocates that is already in place to appropriately identify the needs of special needs populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Decatur's public facilities needs include improvement to buildings, parks, neighborhood facilities, other public facilities and overall neighborhood improvements. Over the last five years, the park district has improved and renovated the Nelson Park area. Those improvements were partially funded through a foundation. Additional improvements are scheduled to be completed to the Nelson Park Area in 2021 due to funds from the State of Illinois.

How were these needs determined?

The public facility needs identified above were determined through ongoing input from residents and community organizations. Residents believe neighborhood parks provide an area for all ages to enjoy.

Describe the jurisdiction's need for Public Improvements:

The City of Decatur's public improvement needs include right-of-way street improvements including sidewalks, curbs, lighting, sewer, signals and landscaping, as well as improvements at pedestrian crossings and any ADA ramps at intersections. CDBG funds may be utilized for these improvements if these areas for improvement are in moderate- and low-income areas.

How were these needs determined?

For the last 10 years, the City has continued to improve aging infrastructure. Past funding has been through a variety of resources, such as: gas tax, federal stimulus dollars, CDBG funds, and general funds. The funds were used for sidewalk, curb, gutter replacement, and accessibility improvements as well as improving streets. The city also has improved combined sewer and storm water lines which were obsolete, leaking, and inadequate lines. Still, other neighborhood streets and sewers need attention as well. Aging, broken sidewalks create hazards for the pedestrian and challenges for those with physical disabilities. The public improvement needs identified above were determined from ongoing community input through meetings and surveys. Regular assessment by the City of Decatur tracks the needs in the community.

Describe the jurisdiction's need for Public Services:

Decatur has a variety of employment opportunities. However, due to the reliance on the manufacturing sector an increase in employment, training, and education services may be needed to train the worker for a new job opportunity. Loss of income can create housing and transportation challenges. With this being said, agencies and the local college have stepped up to provide include education and training, job skills training for both hard and soft skills, transportation, housing counseling for homeowners and renters, case management needs for special populations, homeless services and crime prevention. Several of the organizations and college work with Workforce Investment Solutions to place those seeking employment. Some of the organizations work outside of their facilities by go to the resident in need whether it is at a clinic, neighborhood facility, or jail.

How were these needs determined?

The City is served by a variety of public and social service agencies, faith-based groups, and governmental units which provide public services to its residents. The public services needs identified were determined from the community assessment by citizens, surveys, public meetings, consultants, and other sources.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

There are 35,789 units in the City of Decatur per the 2011-2015 ACS data. Of the occupied units, 73% (26,235) are one unit detached structures and 1% (420) are one unit attached structures. 6% (2,094) are 2-4 unit structures, 10% (3,455) are 5-19 unit structures, 7% (2,500) are 20 or more unit structures and 3% (1,085) are other (mobile home, RV, etc.). The City of Decatur has housing units that were built many years ago and need of rehabilitation as well as having need of the development of some newer units. Housing in the City of Decatur is affordable for moderate income individuals but presents a cost burden for low- and extremely low-income individuals and families. The population of Decatur has continued to decline slowly and therefore housing units have declined. After a long-standing time of economic decline, Decatur's economy is improving with reduced unemployment rates and increased business development for economic stimulation. With the lake front development, improved water supply and as well as the Mid-West Inland Port in Decatur, the City is in a position to assist low- and extremely low-income individuals with housing needs and improvements to move toward safe affordable housing options.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There are 35,789 housing units in the City of Decatur according to the 2011-2015 ACS data from CPD Maps. Of the occupied units, 73% (26,235) are one unit detached structures and 1% (420) are one unit attached structures. 6% (2,094) are 2-4 unit structures, 10% (3,455) are 5-19 unit structures, 7% (2,500) are 20 or more unit structures and 3% (1,085) are other (mobile home, RV, etc.).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	26,235	73%
1-unit, attached structure	420	1%
2-4 units	2,094	6%
5-19 units	3,455	10%
20 or more units	2,500	7%
Mobile Home, boat, RV, van, etc	1,085	3%
Total	35,789	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	370	3%
1 bedroom	465	2%	3,460	29%
2 bedrooms	5,345	28%	4,940	41%
3 or more bedrooms	13,369	69%	3,280	27%
Total	19,229	99%	12,050	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Decatur Housing Authority has 681 public housing units and a total of 1123 vouchers with 989 currently in use - 106 project based and 883 tenant based. Public housing developments are Wabash Crossing I, II, and III (family), Lexington (elderly), Concord (elderly), Hartford (elderly), Garden Apartments (elderly), townhouses (family), scattered sites (family), and Macon Street (disabled). Types

of families served include elderly, families and disabled with all renters having incomes less than 80% of area median income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No affordable housing units are expected to be lost and no Section 8 contracts are expected to expire.

Does the availability of housing units meet the needs of the population?

The availability of units does not meet the needs of the population as suggested by current occupancy rates. The Housing Authority managed units are at a 98% rate of occupancy and currently has a waiting list (as of October 2020). Wabash Crossing (managed by a private management company) has a waiting list (as of October 2020) and an occupancy rate of 82%.

Describe the need for specific types of housing:

There is a need for additional housing regarding separating the elderly and disabled population into two different housing facilities (currently they are combined). There is also a need for additional housing units for 1 and 2 bedroom units as well as for housing outside of the inner-city area for low income individuals.

Discussion

No discussion currently.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

There are 35,789 housing units in the City of Decatur according to the 2011-2015 ACS data from CPD Maps. Of the occupied units, 73% (26,235) are one unit detached structures and 1% (420) are one unit attached structures. 6% (2,094) are 2-4 unit structures, 10% (3,455) are 5-19 unit structures, 7% (2,500) are 20 or more unit structures and 3% (1,085) are other (mobile home, RV, etc.) The cost of housing for CDBG Target Areas is problematic with a high percentage of individuals paying over 30% of their income toward housing.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	76,400	80,100	5%
Median Contract Rent	449	511	14%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,045	50.2%
\$500-999	5,495	45.6%
\$1,000-1,499	300	2.5%
\$1,500-1,999	29	0.2%
\$2,000 or more	180	1.5%
Total	12,049	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,605	No Data
50% HAMFI	4,775	3,274
80% HAMFI	8,730	6,512
100% HAMFI	No Data	8,824
Total	15,110	18,610

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	475	571	739	1,013	1,052
High HOME Rent	475	571	739	1,013	1,052
Low HOME Rent	475	571	739	870	971

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The City of Decatur has an adequate amount of affordable housing for median income individuals and families as evidenced by the 2010 Census (Base Year) and 2011-2015ACS data (most recent year). In regard to CDBG Target Areas, serving low- and extremely low-income families (including the elderly), there is not a sufficient amount of housing as there is a significant cost burden with a larger percentage of families and elderly spending over 30% of their income on housing costs leaving little money for other expenses beyond rent or mortgage payments. Due to the cost burden, a great deal of the housing stock is in need of rehabilitation with many in need of demolition due to the lack of economic feasibility to rehabilitate the structures.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values are stable as evidenced by the data above - home values increased 5% and rent increased 14% from 2009-2015. The increase in home value is positive for median and above income individuals yet even a small increase in home values and rents have a negative impact on low income home buyers and those renters at <30% AMI.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and Fair Market Rents range from \$475 efficiency/no bedroom to \$1052 for a 4 bedroom. The Area Median Rent for the City of Decatur as per the 2007-2011 ACS data was \$470. The change has been slight over the last several years. Due to the higher rents for 1-4 bedrooms, there may be need to utilize rental assistance programs to ensure affordable housing options for low- and extremely low-income individuals.

Discussion

No additional discussion.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Decatur housing stock dates back to the early 1930's or earlier and due to the age, the condition of housing within the inner city is significantly deteriorated and needs to be considered for rehabilitation or demolition. The lack of suitable, affordable housing is a significant problem for individuals in low- and extremely low-income levels.

Definitions

According to the International Property Maintenance Code that the City of Decatur Housing Code utilizes "substandard condition" is defined as **108.1.1 Unsafe structures**: "an unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible."

According to the International Property Maintenance Code that the city of Decatur Housing Code utilizes "substandard condition" is defined as 108.1.3 Structure unfit for human occupancy: "a structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or, because of the degree to which the structure is in disrepair or lacks maintenance is insanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,305	17%	5,285	44%
With two selected Conditions	60	0%	290	2%
With three selected Conditions	35	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,830	82%	6,485	54%
Total	19,230	99%	12,060	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	649	3%	1,029	9%
1980-1999	2,235	12%	2,095	17%
1950-1979	10,515	55%	5,260	44%
Before 1950	5,830	30%	3,665	30%
Total	19,229	100%	12,049	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,345	85%	8,925	74%
Housing Units build before 1980 with children present	873	5%	314	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City of Decatur has an extremely old housing stock. Most of the housing we have dates back to the early 1930's or earlier. Due to the age of Decatur's housing stock and the City's demographic profile (aging population, high poverty rate, etc.), the condition of housing in many of our inner city neighborhoods has severely deteriorated. Due to the age of the housing stock, most units do not meet the City of Decatur's codes and program property standards. Of note: lead and asbestos condition plus major systems such as HVAC, electrical, and plumbing. A majority of Decatur's residents do not have the ability to access financial institutions nor do they have their financial capital to correct the issues.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the 2011-2015 ACS data, 85% of owner occupied (5% with children) and 74% (3% with children) of renter occupied housing of the City of Decatur's housing stock was built before 1980. It is common knowledge that homes built before 1979 are assumed to have lead based paint therefore with this knowledge, it is estimated that 50% of these housing units contain active lead based paint hazards and that 80% of these units are occupied by low and moderate-income households without the means to remove the hazard.

Discussion

No additional discussion.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Decatur Housing Authority (DHA) has 565 people on its waiting list for the public housing they manage. DHA maintains separate waiting lists for each of three high rise and garden apartment sites designated for seniors. A site-based waiting list exists that allows seniors to have choice in where they live, giving them up to three times where they can turn down an apartment as they try to get the one, they want. If the senior does not take the housing option at the time their name is at the top of the list, their name is put back in at the end of the list and they will have to wait until it comes up again for their next “chance”. Seniors are encouraged to only sign up for housing units they want to live in.

DHA has 681 Public Housing Units. The PHA has 1242 Housing Choice Vouchers (HCV). The combined units and vouchers total 1923.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	681	1,123	74	1,049	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing developments are Wabash Crossing I, II and III (family), Lexington (elderly), Concord (elderly), Hartford (elderly), Garden Apts.(family), Townhouses (family), Scattered Sites (family), and Macon Street (disabled). There is a total of 681 public housing units and 1123 housing choice voucher units are in need of repair to address the physical conditions as well as asbestos and lead issues.

In early 2020, the Lexington High Rise was under rehabilitation. The process for improvements is continuous due to a combination of conditions, such as building age, resident, and normal wear and tear. The COVID-19 pandemic was evolving in early 2020 and precautions were being taken to protect the residents as well as the contractors and staff.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The DHA Five-year Plan, beginning in April 2020, indicates there the public housing and revitalization needs. The Decatur Housing Authority's strategy for addressing housing needs include:

1. Reduce turnover time for vacated public housing units.
2. Seek replacement of public housing units lost to the inventory through mixed finance development, acquisition, or other means.
3. Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
4. Maintain or increase Section 8 Lease up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
5. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
6. Maintain or increase Section 8 lease-up rates by marketing the program owners
7. Maintain or increase Section 8 lease-up rates by effectively screen applicants to increase owner acceptance of the program.
8. Increase the number of affordable housing units by applying for additional vouchers if they become available.
9. Leverage affordable housing resources in the community through mixed finance.
10. Target available assistance to families at or below 30% of AMI.
11. Adopt rent policies to support and encourage work.
12. Target available assistance to the elderly by seeking designation of public housing elderly only.
13. Seek designation of public housing for families with disabilities.
14. Seek development partners and/or non-HUD sources of funds for development of affordable housing and/or replacement ACC housing, LIHTC grants, etc.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Decatur Housing Authority (DHA) 5-Year Plan identifies multiple needs to address for public housing. DHA's mission is to provide and maintain quality affordable housing with access to the community resources for low to moderate-income families and individuals. Goals to increase the availability of decent, safe, and affordable housing along with increase housing choices and to ensure Equal Opportunity in Housing for all Americans.

Discussion:

The Decatur Housing Authority is considered a Standard PHA. A standard PHA owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments. No further discussion.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Decatur has many facilities and services that work to address the needs of homeless individuals in a variety of ways. The Macon County Continuum of Care (COC) with Dove, Inc. leading the efforts in serving and ending homelessness with 18 partner agencies on the Governing Board including: Dove, Inc., Decatur Housing Authority, Decatur Macon County Opportunities Corporation, Heritage Behavioral Health Center, Community Investment Corporation of Decatur, City of Decatur, Millikin University, Baby Talk, Crossing Healthcare, Decatur Public School District 61, Department of Children and Family Services, Good Samaritan Inn, God's Shelter of Love, HSHS St. Mary's Hospital, Supportive Services for Veteran Families (SSVF), Webster Cantrell Youth Advocacy, Salvation Army, and the Macon Piatt Regional Office on Education. **Case Management & Supportive Services:** All Homeless persons are eligible for these services: intensive case management, Linkage to job training and employment, GED classes, health services, alcohol and other drug abuse treatment, mental health services, budget counseling and parenting classes. **Emergency Shelters** provide short-term beds. Some shelters offer case management and other services. Some provide meals. Decatur has 9 Emergency Shelters: Water Street Mission, Dove Inc. Domestic Violence, the Careage House, Grace House, DMCOC Emergency Shelter, Voucher Program paid for by DMCOC, Hilltop Shelter, Salvation Army, Webster-Cantrell Youth Advocacy. **Transitional Housing:** Homeward Bound houses families and individuals in 18 apartments on West Macon Street in Decatur owned by the Community Investment Corporation of Decatur, a non-profit community development corporation. More than 15 units are available through a leasing agreement with Swartz Properties. Those in housing must take part in the same services listed above. **Intake Process:** Homeward Bound clients are referred by staff from emergency shelters and area human services agencies. No formal referral is required. Group orientation classes explain the requirements of the program, and what is expected of participants. When accepted into the program, the Outreach Specialist gathers pertinent information as required by HUD and then a case manager begins working with a client. A participant can be in the program, as long as they are working productively on their individual case plan, for 12 months to 2 years. Six months of follow-up services is available to those leaving transitional housing. **Permanent Housing Program.** Transitional Housing projects offer up to 24 months of residential space coupled with intensive supportive services. Transitional housing is intended to provide time for persons to address the challenges which let them into homelessness, such as domestic violence, poor credit, additions, and unemployment. **Permanent Housing:** Elmwood, North Street Commons for veterans, CIGD West Macon Street apartments, Harbor Place, Heritage Fields I and III, Woodford Homes Camelot and Charles residential units, Safe Haven, and St. James Place SRO's. Permanent Supportive Housing provides long-term permanent housing for persons with serious disabling conditions including mental illness, substance use disorders, chronic health conditions, intellectual disabilities, and physical handicaps.

Over the last five years, total housing resources have declined due to decreasing local support and federal funding reductions.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	48	0	85	58	0
Households with Only Adults	73	55	110	71	0
Chronically Homeless Households	0	0	0	17	0
Veterans	0	0	0	0	0
Unaccompanied Youth	3	3	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services within Macon County and the City of Decatur that are offered focus both on ending homelessness as well as the prevention of homelessness. Services that are available to address these issues include housing, education, mental health, substance abuse, employment and training services as well as basic needs services to assist individuals on their road to self-sufficiency. Each agency within the community offers targeted services that work to meet the specific needs of individuals at risk or facing homelessness. The City of Decatur has an incredible collaborative infrastructure that allows for the continuity of service provision to have the maximum benefit to those being served. The agencies in Decatur provide wrap-around services to their clientele and are great at referring their clients amongst other agencies in order to provide the client with as many needed services as possible.

Case Management & Supportive Services: All Homeless persons are eligible for these services: intensive case management, linkage to job training and employment, GED classes, health services, alcohol and other drug abuse treatment, mental health services, budget counseling and parenting classes. The agencies in Decatur provide wrap-around services to their clientele and are great at referring their clients amongst other agencies in order to provide the client with as many needed services as possible. An example of this would be: A client needs assistance with creating a resume and job searching, needs transportation and an interview outfit. His case manager may refer him to Workforce Investments for help with resume and job searching, NorthEast Community Fund for bus passes and to another agency for help with interview clothing. Crossing Healthcare continues to expand in order to offer their services to as many people within our community as possible. Crossing Healthcare continues to expand services to meet the needs of our community and they now have access points for medical services at the Macon County Health Department; and Heritage Behavioral Center at the OASIS day center in Decatur, Illinois. Crossing Healthcare has also recently opened the Crossing Recovery Center which has inpatient medical detox, residential rehabilitation, and outpatient group therapies available.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Water Street Mission serves 7 adult men. Decatur Macon County Opportunities Corporation's emergency hotel voucher program may house 4 individuals. Dove's Domestic Violence shelter which serves 30 women, children, and men fleeing domestic violence. God's Shelter of Love serves women and children. The College Street, known as Careage House, has a bed capacity of 16. God's Shelter of Love Union Street has the capacity of 8. The Salvation Army shelter may serve 30 adult men. The "cold cot" program opens 21 additional beds when the weather is below 35 degrees for 5 continuous days. Youth Advocate Hilltop Shelter serves youth under the age of 18 has a bed capacity of 3. Grace

House has 8 beds. The Decatur Housing Authority has the HUD-VASH vouchers for the veterans. Decatur has a large inventory of permanent supportive housing. The community has three permanent housing projects that exclusively serve homeless persons including, but not limited to, the chronically homeless. These projects have a total of 77 beds: Shelter Plus Care (32 units, including 3 family units with 8 beds and 29 units for individuals). Shelter Plus Care (S+C) is a HUD rental subsidy program targeted at the homeless. S+C is similar to Section 8, only with fewer restrictions and with required supportive services. It is managed by DHA and Heritage. Elmwood Apartments (6 family units with 18 beds and 2 units for individuals). A joint project of Dove and First Presbyterian Church, Elmwood houses formerly homeless families and individuals, most of them coming from transitional housing. Harbor Place (8 family units-20 beds). Owned by Dove, Harbor Place serves single-parent homeless households headed by women in recovery from substance use disorders. Heritage provides supportive services. There are four existing permanent housing projects with 84 individual units that serve persons with mental illness. They often give special consideration to applications from homeless individuals: Heritage Fields (32 units). This project is owned and managed by Heritage. Macon Street Housing (24 units). This project is owned by DHA and managed by Heritage. Heritage Grove (17 units). This project is owned and managed by Heritage. Pine Street Apartments (11 units). This project is owned and managed by Woodford Homes. These projects serve persons with special needs and prioritize homeless individuals: Charles Street Supportive Housing (12 units for individuals). This project will serve persons with mental illness, with three units targeted for homeless persons. It is owned by Charles Street Supportive Housing, Inc. and will be managed by Woodford Homes. Camelot Supportive Housing (11 units for individuals). This project will serve persons with mental illness, with three units targeted for homeless persons. It is owned by Camelot Supportive Housing, Inc. and will be managed by Woodford Homes. D&O Apartments (16 units for individuals and families). This project will serve veterans, including homeless veterans. It will be owned and managed by D&O Properties One. Thirteen units will be in a rehabilitated apartment complex; the others will be in rehabilitated scattered-site single family homes.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Decatur actively works to ensure that individuals with disabilities including severe mental illness, developmental disabilities and physical disabilities are housed through available funding sources. Extensive collaboration and coordination between agencies serving individuals with special needs makes certain that 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.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Decatur actively works to ensure that individuals with disabilities including severe mental illness, developmental disabilities and physical disabilities are housed through available funding sources. Extensive collaboration and coordination between agencies serving individuals with special needs makes certain that 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.

Many developments that were originally intended as elderly housing have opened their doors to persons with disabilities regardless of age. Decatur Housing Authority (DHA) properties originally built for seniors include the Concord, Hartford, Lexington High Rises, and townhouse developments on Poole Street plus the former Riverside School site. Private facilities include the Belvedere Center Plaza and the Oxford House Apartments. Approximately 49% of DHA's 478 senior/disable units are occupied by non-elderly disabled persons this is a 30% increase from past years. Mixing non-elderly and elderly tenants may create challenges when everyone in the non-elderly group has disabilities. Residents were very vocal at a public meeting for the Consolidated Plan.

People living with HIV and AIDS have unique challenges due to the stigma of the disease. Macon County has 88 persons with HIV (no AIDS diagnosis) and 83 diagnosed with cases of AIDS. DOVE has the only program serving their housing needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Decatur does not have a particular program that links individuals to housing upon discharge, but providers work actively with the City's agencies to ensure continuity of care for persons being discharged from health institutions. Community based services are provided through linkage and crisis services as deemed appropriate by the provider engaged with the discharge of individuals.

The strategy calls for closer integration of this program with the existing Continuum of Care system, including joint staffing, coordinated case management, and utilization of the HMIS database for all clients. This includes programs, such as: Soyland Access to Independent Living (SAIL) and Heritage Behavioral Health Center (HBHC) provide programs and link the individuals to resources needed to make them successful.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The elderly homeowners are spending more than 30% of their income on housing. This cost burden substantiates a need for housing rehabilitation assistance to elderly homeowners. Assistance for home modifications, like accessibility improvements, to help the elderly remain in their home and live independently is especially needed. In order to remain in a safe and affordable home, rehabilitation for code improvements are necessary.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Decatur is an entitlement grantee but not a consortia grantee. Please see the section above for identification of the activities that the City plans to undertake during the next year to address housing and supportive service needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies that could have a negative effect on affordable housing and residential investment include property taxes, land use controls and building codes. The City of Decatur does not have any public policies related to property taxes that negatively impact the development of affordable housing or residential investment. Property taxes are based solely on the assessed value of the property. Land use controls include zoning, subdivision and building codes and cover a large portion of the "Residential" Areas. When federal funds are a part of affordable housing development, subsidies and assistance related to environmental issues are obtainable. In December 2019, the building code requirements were updated. Building code requirements and fees were adjusted. Contractors are now required to be licensed to perform a roof installation or replacement. Permits are required for the replacement or installation of a roof. The code is in place to ensure the installation of the roof is properly installed and to code. Proper installation may increase the life of the roof and protect the structure. In relation to the varied residential developments and projects, the change is not anticipated to create any barriers to affordable housing or residential development.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an economic development market analysis of the City of Decatur and specifies the economic sectors where employment opportunities exist. Further, this section provides explanations as to why employment sector positions are not being filled. Decatur's main challenges related to employment include education, training, lack of certifications and criminal histories. As identified through stakeholder input, issues related to the lack of hard and soft skills to obtain and maintain employment are of particular concern.

Over the past five years, service providers and educators have worked diligently and collaborated to focus on improving the skills and knowledge of the workers. Thus, preparing the potential worker for an employment opportunity. The group of service providers and educators communicate with businesses and industries to identify the needs for workers or future needs for workers.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	87	57	0	0	0
Arts, Entertainment, Accommodations	3,374	3,558	14	12	-2
Construction	1,379	1,991	6	7	1
Education and Health Care Services	5,815	7,963	23	27	4
Finance, Insurance, and Real Estate	1,336	1,535	5	5	0
Information	389	497	2	2	0
Manufacturing	4,605	4,383	19	15	-4
Other Services	1,026	1,332	4	4	0
Professional, Scientific, Management Services	1,226	1,638	5	6	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	3,447	4,144	14	14	0
Transportation and Warehousing	1,094	1,547	4	5	1
Wholesale Trade	1,016	1,111	4	4	0
Total	24,794	29,756	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	36,374
Civilian Employed Population 16 years and over	31,860
Unemployment Rate	12.40
Unemployment Rate for Ages 16-24	36.62
Unemployment Rate for Ages 25-65	7.96

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,840
Farming, fisheries and forestry occupations	1,139
Service	4,450
Sales and office	7,775
Construction, extraction, maintenance and repair	2,449
Production, transportation and material moving	2,155

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,675	87%
30-59 Minutes	2,614	9%
60 or More Minutes	1,255	4%
Total	30,544	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,530	599	2,165

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,175	1,215	3,110
Some college or Associate's degree	9,360	829	2,715
Bachelor's degree or higher	6,915	335	1,215

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	85	170	235	543	760
9th to 12th grade, no diploma	1,010	915	860	1,565	1,395
High school graduate, GED, or alternative	2,775	2,630	2,145	6,740	5,780
Some college, no degree	3,044	2,585	2,184	4,725	2,475
Associate's degree	655	840	970	1,645	500
Bachelor's degree	345	1,920	1,149	2,595	1,220
Graduate or professional degree	29	641	465	1,695	885

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	80,347
High school graduate (includes equivalency)	161,554
Some college or Associate's degree	166,852
Bachelor's degree	263,706
Graduate or professional degree	231,908

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

In 2015, the major employment sectors in the City of Decatur were education and health care services, manufacturing, and arts, entertainment and accommodations. Currently, the major employment

sectors are education and health care services, retail trade, construction, and transportation and warehousing.

The number of manufacturing workers in 2015 were 4523 with a total of 4827. Currently, only 4383 manufacturing jobs exists causing more workers than manufacturing jobs. Thus, this creates a potential need for training workers in another area.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure need of the business community for the major sectors of employment require educated, motivated, trainable, skilled, and local employees. Job needs of each sector require the hard and soft skills necessary for obtaining and maintaining employment. High school education as well as competence in basic and technical skills is a must along with the desire for post-secondary education. The infrastructure needs of the City include improved transportation with the mass transit system with regard to hours of operation, increase in fiber optic cable to allow for enhance connection to the larger world, safe and reliable streets, and safe, convenient and desirable housing within the city limits. All of these needs should be provided at reasonable cost to citizens.

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

The Mid-West Inland Port as well as the development of the lake shore have both allow for increased job growth opportunities in the City of Decatur. On the same side of the town as the Mid-West Inland Port and Archer Daniels Midland (ADM), the Macon County Beltway project received \$25 million in federal dollars for an overpass of the railroad crossing at Faries Parkway and North Brush College Road. It creates a new road between Illinois 48 and Brush College Road. This will ease congestion for freight haulers. Plus, it provides additional job opportunities in the community.

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

The skills and education of the current workforce are misaligned with a large amount of job openings with a small pool of applicants who are qualified to fill those jobs. Many available jobs are left unfilled due to the lack of skills and education among the applicant pool. Potential workers have available educational resources through Workforce Investment Solutions, Richland Community College, Millikin University, and a variety trade programs.

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

Current workforce training initiatives include efforts with Richland Community College culinary arts program with the local food pantry, Good Samaritan Inn. Workforce Investment Solutions works actively in the community collaborating with employers to connect them with employees by providing on the job training, incumbent work training program allowing businesses to receive resources related to training of existing employees, as well as the provision of a job candidate database, pre-screening of applicants, interview facilities as well as tax credits. Additionally, training initiatives take place through the Adult Education and Training Center offers free instruction in adult basic education, GED, a personal care assistant certification, an introduction to health care program, food safety workshop, employment workshops and a CNA program.

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

Yes

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

The City of Decatur participates in the attraction, retention, and expansion of retail jobs. As a member of the Metro Economic Development Corporation, the City works along with the other members to attract, retain, and expand nonretail jobs. Some Metro initiatives include: Lakefront Development, Midwest Inland Port (intermodal expansion, dredging of Lake Decatur to increase the water supply, downtown revitalization, and an Open Access Broadband Fiber Loop (to improve safety, education, and quality of life).

Discussion

No further discussion.

MA-50 Needs and Market Analysis Discussion

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

Households with multiple housing problems are concentrated in the city's older neighborhoods. This area has census tracts with multiple housing code problems. Many of the renters and homeowners pay over 30% of the income for housing. The City defines "concentration" as 51% or greater having multiple housing problems.

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

The City defines concentration where 51% or greater have multiple housing problems. Racial or ethnic minorities or low-income households are considered as households where at least 40% of the population is racial or ethnic minorities or at least 51% of the households have income less than 80% AMI. The City's urban core has a higher concentration of racial and ethnic minorities and/or low-income individuals and families.

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

The neighborhood areas typically have a larger percentage of rental housing, housing with code deficiencies, and lower income. These areas also have a higher concentration of vacant lots and abandoned housing. These areas also have aging housing stock containing lead based paint. A few neighborhoods have some local businesses with limited job opportunities. These areas also have a higher unemployment rate along with higher crime statistics.

Are there any community assets in these areas/neighborhoods?

Community assets for these areas/neighborhoods include social service agencies, health care facilities, churches. The City received a \$60 million Howard G. Buffett Foundation grant that provided funding for the Community Care Campus in Wabash Crossing. The Community Care campus houses Northeast Community Fund, Crossing Healthcare and Crossing Recovery Center, and Decatur Macon County Opportunities Corporation (DMCOC) and Baby Talk are currently relocating here. There is also a completed Brownfield Project which has a small strip mall with houses a laundry facility, and a convenience/gas facility.

Are there other strategic opportunities in any of these areas?

Within the Opportunity Zone is a small area called Wabash Crossing formerly known as the Near North. A \$60 million Howard G. Buffett Foundation grant provided funding for the Community Care Campus in Wabash Crossing. A new facility called Crossing Healthcare, formerly Community Health Improvement Center (CHIC), was established. This agency provides medical services to low-income residents. The Crossing Recovery Center, a medical detox and residential treatment facility and a 60 bed transitional housing building was recently built. In the same area, the Buffett Foundation donated \$25 million for a new community center to house Baby Talk and Decatur Macon County Opportunity Corporation (DMCOC). The center is part of the Community Care Campus which brings together social services and takes a comprehensive approach to drug addiction.

Within the Opportunity Zone, an older neighborhood called John Hills will see many improvements over the next several years. The Howard G. Buffet Foundation has provided funds for a number of the improvements. The foundations initial commitment of funds was \$1.2 million. Another foundation commitment was \$8 million set aside for infrastructure improvement. The Johns Hill Neighborhood Plan has three phases: 1) Demolish and clear abandoned houses, 2) Rebuild the public infrastructure in the 24-square block area. This includes streets, curbs, gutters, sidewalks, street lighting, allies, surveillance cameras, and some underground utilities. 3) Construction and possibly rehabilitation of moderate-income housing appropriate to the neighborhood. In this area, the former John Hills Magnet School is being reconstructed. Funding for the improvements may be a mix of foundation funds, state grants, and local funds.

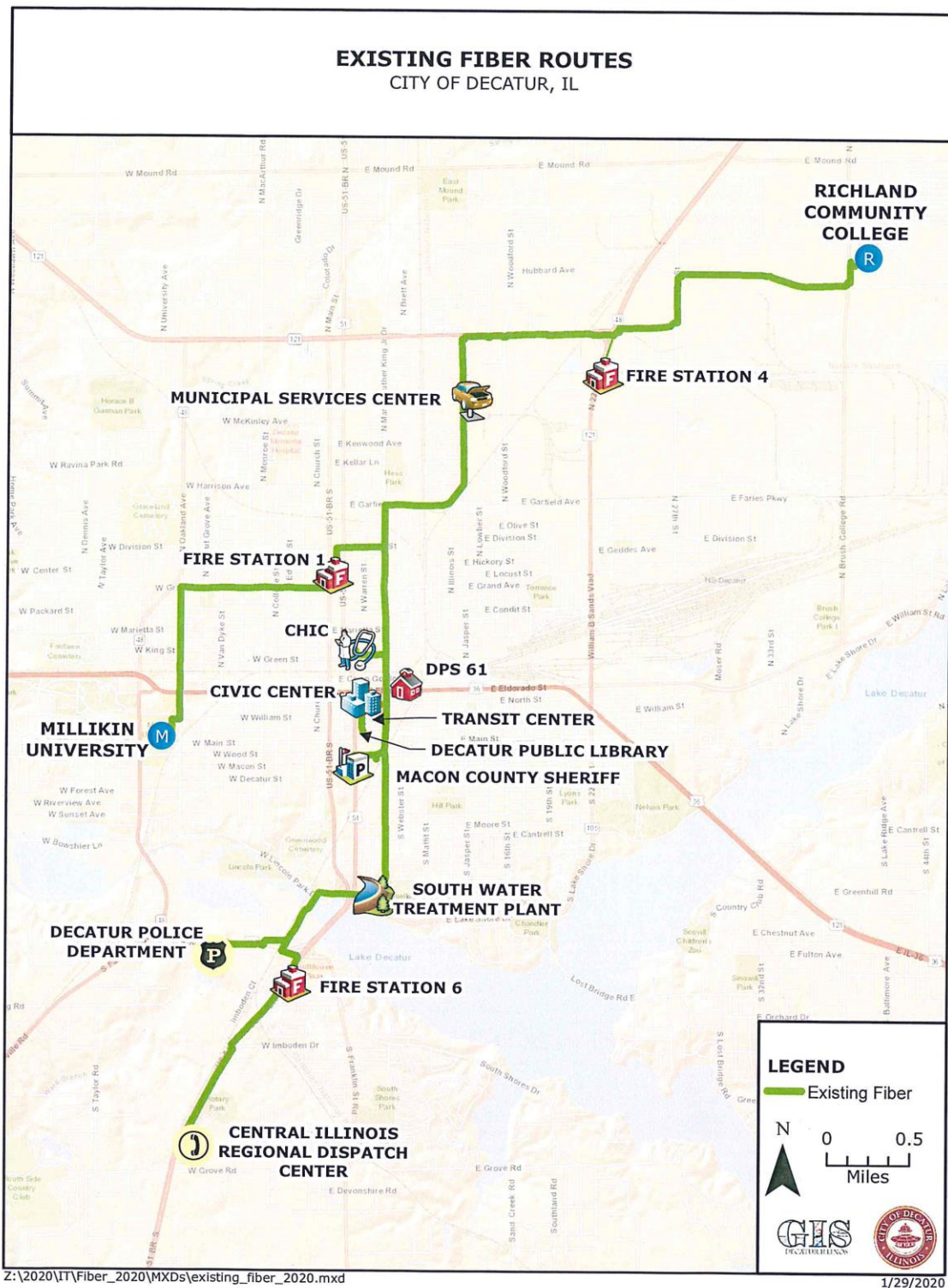
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

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

The local PHA provides internet access to residents in the lobby-common area of the high rises. As funding became available, the City installed broadband fiber stretching north to south through the city connecting many city buildings together. The City also partnered with the Illinois Century Network (ICN) to obtain good quality internet bandwidth consumed by City offices and other government entities by connecting our fiber broadband network to the ICN point of presence located at Richland Community College (RCC). Over the years, the City has expanded the broadband fiber network, and as recent as 2019, the City extended it to the Millikin University campus, Decatur Public School #61 Technology Center and the Community Care Campus. The Community Care Campus was funded through the Howard G. Buffet foundation for \$60 million dollars. Crossing Healthcare provides comprehensive healthcare that is affordable accessible for the “medically underserved”. The facility provides an inpatient medical detox. Broadband fiber has also been extended to other areas of the community. Extensions were established to the Park District offices, Macon County Sherriff’s office, and the Central Illinois Regional Dispatch Center. City of Decatur offices currently connected to this network are Decatur Public Library, Decatur Transit Center, Decatur Civic Center, Decatur Police Station, Water Treatment Plant, and the Municipal Services Center. The effort continues to expand broadband fiber into other areas in the community which is one of the steps to eliminate barriers. The City’s vision for its broadband fiber is to utilize it to connect businesses, schools and government entities together to establish a “connected” community. We also believe that good, reliable, high speed internet access available in the City will help with recruiting and retaining new businesses in Decatur. The Coronavirus Pandemic has highlighted the importance of internet access. Access is more important than before. The ability to connect allows for increased functionality and opportunity to access educational resources, health care, employment, and economic opportunity. The ability to limit exposure to the COVID-19 while continuing the ability to communicate and connect with others clearly demonstrates the importance of broadband internet. The 2014-2018 American Community Survey (ACS) identified the City of Decatur's population estimate as 74,748. The ACS reported 83.9% of the Decatur households have computers. 75.9% of the households have a broadband internet subscription.

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

There are twenty-two service providers. Seventeen of the service providers provide internet to the businesses. Ten internet service providers provide services to residential households. Potentially a large number providers encourages competitive prices which may result in lower costs for the consumer. Even with competitive costs, those with very limited income may not be able to afford the service. Consumers have service provider options in Decatur and the competition is driving the cost of internet access down in our region.



Broad Band 2020

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

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

The City of Decatur is located in the mid-section of the country. Exposure to flooding from melting icecaps, tidal waves, and hurricanes is not existent. The area has experienced slight changes in the weather regarding early rains creating limited flooding and plus the experience of extended dry season with temperatures occasionally comparable to the southern states. The community continues to be exposed to seasonal weather dangers, such as tornados and winter storms. At this time, it is challenging to predict the climate change for the Decatur area.

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

Maintaining a safe, sanitary, and affordable home is more challenging for those with limited income. The loss or reduction of income from the effects of the COVID-19 pandemic and economic decline and/or sluggish return to improved levels, compounds the challenges for homeowners and renters. Housing occupied by low- to moderate-income households can be affected more by the effects of temperature changes. Low- to moderate-income households are more likely to live in older housing with aging heating, ventilation, and air-conditioning (HVAC) systems than households with high incomes. Inefficient and ineffective systems may not be able to maintain safe temperatures for the occupants. Those with medical conditions are at risk for medical emergencies. With improper HVAC, the occupants of the residential units may be exposed to weather-related health risks. Replacement or repair of an unsafe or unreliable system is often cost prohibitive for the occupant/owner. Replacement of the old systems with more efficient systems may reduce the utility costs thus improving the "affordability" of the residential unit.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Decatur plans to build upon past improvements and accomplishments. The City will continue to use the Community Development Block Grant (CDBG) funds and the HOME Investment Partnership Grant (HOME) to carry out the Department of Housing and Urban Development objectives. The objectives are to benefit the low- to moderate- income residents, reduce/eliminate slum and blight, and address urgent needs. The 2020-2024 Consolidated Plan (Con Plan) identifies the planned use of the CDBG and HOME funds. The federal funding years for the 5-Year Consolidated Plan cover the period beginning May 1, 2020 through April 30, 2024.

This 2020-2024 Strategic Plan was developed from information gathered from Decatur residents and community stakeholders along with other data sources. The information was reviewed and analyzed to create the new five-year Strategic Plan. Objectives are categorized in the areas of Owner Housing (OH), Community Development (CD), Economic Development (ED), Supportive Housing (SN), Homeless (HL) Infrastructure (I), Public Services (PS), and Public Facilities (PF). Descriptions of objectives and actions that are planned to be taken using federal funds during the next five years to address identified unmet priority needs (affordable housing, homelessness, special needs housing, and non-housing community development. The objective is not shown in any priority order. The outcome/objective code is listed, depicting the way the objective fulfills at least one of the National Objectives of decent housing, suitable living environment, or economic opportunity. Due to unpredictable needs in the community, specific programs or outcome totals may need to be revised over the five-year plan term.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City of Decatur
	Area Type:	Community Wide
	Other Target Area Description:	Community Wide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This identified area is the entire incorporated area of Decatur. Low-income residents live in various neighborhoods of the community. Although a majority of the low-income residents reside in older housing, some live outside the smaller targeted areas and may require housing assistance to continue to live in a safe and affordable unit.
	Include specific housing and commercial characteristics of this target area.	Characteristics of the incorporated area include a mixture of residential, commercial and industrial. Our housing stock is one of the oldest in the state, with much of the housing stock being built before 1979.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Vacant, blighted properties typically are found in the within the incorporated limits of the community. With the loss of population and economic challenges through time, the abandoned and deteriorating properties lie within the incorporated area which includes both older and new housing units.

	Identify the needs in this target area.	<p style="margin: 5pt 0in 0pt;"><p style="margin: 5pt 0in 0pt;">Low income homeowners may need assistance for code improvements, energy conservation, and accessibility improvements. Thus, the assistance maintains the housing stock and continued affordability of the housing unit. </p></p>
	What are the opportunities for improvement in this target area?	Homeowners may need assistance for emergency housing code issues, code improvements, energy improvements, and accessibility improvements.
	Are there barriers to improvement in this target area?	Funding limits may prevent the assistance to homeowners in need of heat in the winter. Without a functioning furnace, the homeowner may encounter new housing problems, such as frozen pipes.
2	Area Name:	Opportunity Zone
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The area is concentrated in the downtown area, Main Street and Eldorado corridors. The area is roughly bounded by 22nd Street on the east, Garfield on the North, Lake Decatur to the South, and Millikin University to the West. The area includes businesses, rental properties, homeowner occupied properties, schools, a university, industries, government offices, park areas, and transit hub.

	Include specific housing and commercial characteristics of this target area.	Within the Opportunity Zone area is some of the oldest housing within the city. There is a need for rehabilitation as much of them contain lead based paint. A lot of the housing is rental and with lead based paint existing on the exterior, there is more of a chance that the paint will spread and be more of a danger. This area has an excessive amount of industrial manufacturers, which could benefit from the tax incentives included in the Opportunity Zone legislation.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Meetings and public hearings were held with the most need existing within this area along with the other targeted areas listed. Residents identified rehabilitation of housing, demolition of unsafe and vacant structures along with infrastructure improvements being a need. Housing is aged throughout this Zone along with a large number of vacant lots along with deteriorated housing that needs to be demolished. All of this has contributed to the decline in property values within this area.
	Identify the needs in this target area.	Within the Opportunity Zone area are the need for improved rehabilitation for housing and commercial buildings. Sidewalk and infrastructure improvements are imperative in making this area a success.
	What are the opportunities for improvement in this target area?	Once we are able to clear old buildings and houses through the demolition process, we hope to gather areas of land to create critical mass. This will be more attractive as we seek developers and investors for economic development opportunities using the Opportunity Zone designation.
	Are there barriers to improvement in this target area?	Some of the barriers include a high number of rental units. Landlords will have to buy in to the plan to improve this area, as well as invest in the properties that exist there. Financial assistance, while available is challenging, because of the limited amount of funding for investors.
3	Area Name:	Johns Hill Revitalization Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The area is bound by Wood Street on the north, Jasper Street on the east, Cantrell on the south, and Martin Luther King Jr. Drive on the west.
Include specific housing and commercial characteristics of this target area.	This area covers some of the oldest housing in the community. The neighborhood is a mix of rental and homeowner occupied housing. The housing stock shows signs of aging and need of rehabilitation. The targeted area is in a low-mod census tract. Some small businesses are located in the surrounding area.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through various meetings with the public over the last three years, the neighborhood challenges and deterioration were identified. A review of code enforcement supports the residents' statements regarding the need for intervention.
Identify the needs in this target area.	Needs in the area have been identified as housing rehabilitation, demolition of blighted property, replacement of an old school building, infrastructure improvements, and improved public spaces.
What are the opportunities for improvement in this target area?	The opportunities for improvements to the neighborhood include stabilizing the neighborhood, improving public safety, property values, neighborhood desirability, and reduce the code violations.
Are there barriers to improvement in this target area?	The barriers to the improvement may include financial limitations for the residents as well as the non-profits, public school, park district, and other government bodies. Landlords need to be willing to invest and maintain in their rental properties. Various financial investments have restrictions that may limit improvements and dictate timelines for projects.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA

for HOPWA)

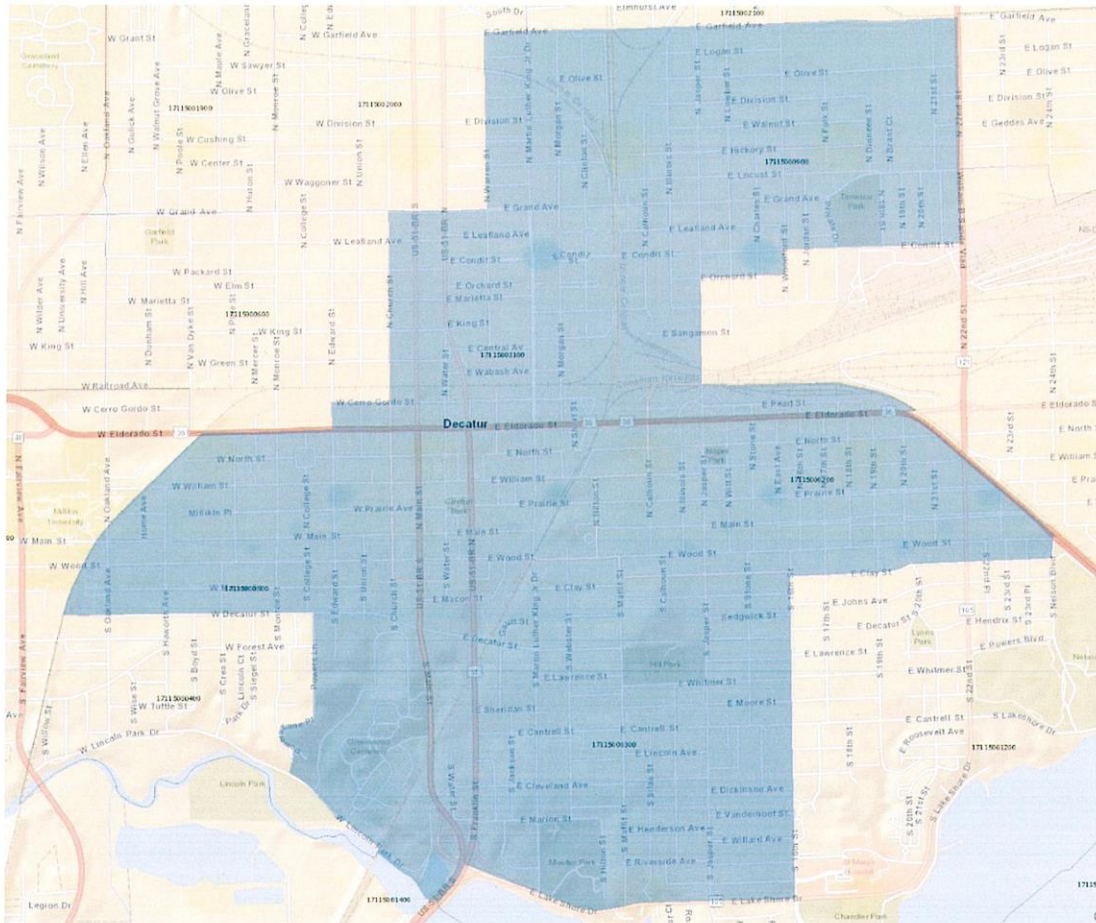
The City's plan allocates funding to benefit low- to moderate-income residents, reduce slum and blight, and address urgent need.

The City of Decatur has many needs and has fallen victim to: declining population, deteriorated streets and infrastructure, and older housing stock. Potential funding received will be used to assist eligible residents who are in need. An example of a program to assist low-income homeowners would be the Emergency Rehabilitation Program. This program removes the hazardous mechanical system and replace the system with an efficient, safe system. In the winter, this may be a furnace. The replacement allows the homeowner to stay in the home.

The Opportunity Zone has been identified by the federal government as an area that is ripe for development based on the low income census tracts. This area is eligible for certain grants and tax rebates because of this designation. Continued improvements will be made in this area as part of the Wabash Crossing Community Cares Campus.

Johns Hill neighborhood has been identified as a potential for community revitalization. The neighborhood school is being demolished and replaced with a state of the art magnet school. The area surrounding the school will receive new infrastructure, green space, and rehabilitation improvements.

City of Decatur Opportunity Zone



The Opportunity Zone is concentrated in the downtown area, Main Street and Eldorado Street Corridors. The area is roughly bound by 22nd Street on the East, Garfield on the North, Lake Decatur on the South, and Millikin University to the West. In order to most effectively utilize the Opportunity Zone designations to activate Illinois' under-leveraged resources, qualifying tracts were examined according to the following criteria: poverty rates, unemployment rates, total number of children in poverty, violent crime rate, and population.

The Opportunity Zone is an economically-distress community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as opportunity zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

The Opportunity Zone is an economic development tool-that is, designed to spur economic development and job creation in a distressed area.

Opportunity Zone

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	Opportunity Zone Community Wide Johns Hill Revitalization Area
	Associated Goals	OH: Low Income Homeowner Rehabilitation OH 2: Emergency Low Income Homeowner Assistance OH 3: First-time Homebuyer Financial Assistance OH 4: Low income Affordable Home Ownership CD: Code Enforcement CD 1: Demolition of unsafe buildings OH 1: Housing Rehabilitation Delivery SN-1: Supportive Housing OH 5: CHDO Operating

	Description	<p>Issues related to housing emerged as low, moderate to high levels of priority (H= high, M= moderate, L= low):</p> <ul style="list-style-type: none"> • Lack of affordable housing - H • Supportive housing and services: special needs population - H • Housing placement services - L • Transitional housing - L • Emergency shelters: families, women & men -L • Preservation: existing affordable rental units - M • Demolition/Rehabilitation: blighted homes/properties - CH • Capacity Issues - M <p>Lending/renting credit issues - H</p>
	Basis for Relative Priority	Basis for relative priority is based on citizen, agency, and stakeholder input.
2	Priority Need Name	Homelessness
	Priority Level	Low
	Population	<p>Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Chronic Substance Abuse Victims of Domestic Violence</p>
	Geographic Areas Affected	<p>Opportunity Zone Community Wide</p>
	Associated Goals	PA: Planning and Administration

	Description	Issues related to housing emerged as a low, high levels of priority (H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Lack of real time data - homeless beds/housing - M • Increase housing options with less restrictions - M • Veterans housing - L • Emergency Shelters: families, women & men - H
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Community Needs Assessment process.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Public Housing Residents Chronic Homelessness Individuals Mentally Ill veterans Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Opportunity Zone Community Wide Johns Hill Revitalization Area
	Associated Goals	PS: Public Service
	Description	Issues related to adult education and housing emerged as a moderate level of priority (H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Case management - H • Supportive services: families, women, men - M • Mental health services - M • Substance abuse treatment - M Life skills training/adult literacy - H

	Basis for Relative Priority	The basis for the priority is based on citizen and consultant input from the Needs Assessment process.
4	Priority Need Name	Public Improvements/facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development Other
	Geographic Areas Affected	Opportunity Zone Community Wide
	Associated Goals	I-1: Public Improvements
	Description	Issues related to public improvements/facilities emerged as a moderate to high levels of priority (H= high, M= moderate, L= low): <ul style="list-style-type: none"> • Sidewalk / street improvements - H • Transportation: improved options, increase routes and expand times - H
	Basis for Relative Priority	Basis for relative priority is based on citizen and consultant input from the Needs Assessment process.
5	Priority Need Name	Planning and Administration (P/A)
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development Other
	Geographic Areas Affected	Opportunity Zone Community Wide Johns Hill Revitalization Area
	Associated Goals	PA: Planning and Administration PS: Public Service SN-1: Supportive Housing
	Description	<p>This goal is required to ensure proper planning, citizen participation, reporting, monitoring, and delivery of the necessary programs and activities for Community Development Block Grant (CDBG) and HOME Investment Partnership Funds (HOME).</p> <p>This goal is instrumental in providing the very low-, low-, and moderate-income Decatur residents an opportunity to express their needs. Residents may provide input on the process, service, and/or activity to improve the quality of life, housing needs, service needs, and more.</p> <p>The goal allows the entitlement/participating jurisdiction (PJ) to remain in contact with the residents. Community needs may change during the five years. With the proper P/A, the entitlement/PJ may amend the Consolidated Plan and/or Action Plan to address the changes.</p>

	Basis for Relative Priority	This planning and administration is essential for prompt and timeliness of programs and services for the public.
6	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Opportunity Zone Community Wide Johns Hill Revitalization Area
	Associated Goals	PS: Public Service ED: Economic Development
	Description	
	Basis for Relative Priority	Basis for relative priority is based on citizen and organization input from the Community Needs Assessment process.

Narrative (Optional)

The City of Decatur has found that our priority level for Housing, Homelessness, Public Services, Public Improvements and Planning/Admin are all high priorities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While the city has identified the need for rental assistance, other entities including the public housing are working to address those needs at this time. Further several other community residents and institutions have identified financial assistance to homeownership and transitioning rental to homeownership is a higher priority. Thus, the city will not undertake TBRA at this time but will evaluate the need for TBRA on annual basis and amend the Consolidated Plan when necessary.
TBRA for Non-Homeless Special Needs	At this time, no funds are expected to be used for Non-Homeless Special Needs Tenant Based Rental Assistance as the housing market is affordable. Other entities and the public housing are working to address this need.
New Unit Production	The primary market characteristics regarding new unit production is demand and affordability. No CDBG or HOME funds are expected to be used for New Single-Family Housing Production. However, the City will evaluate the need on annual basis and amend the Consolidated Plan as necessary.
Rehabilitation	During the Citizen Participation meetings and through the survey, the residents stated there is a need for housing rehabilitation. Much of the housing stock was built prior to 1979. Due to the age of the residential units, there is a need for rehabilitation. As documented in the plan, a large number of residents have a housing cost burden greater than 30%. Due to limited income and high cost of housing rehabilitation, programs will be available for residents to improve their homes. The City will continue to look for funding from other state and foundation grant programs.
Acquisition, including preservation	During this five-year period, city does not anticipate the need to acquire property with federal funds. However, financial resources may be available to potential homebuyers and developers as needed.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 Federal allocation may be identified after the Citizen Participation period. If the allocations are increased or decreased, the various activities will be adjusted. Those items which may be adjusted due to a budget change would include administrative activities, public infrastructure, demolitions, and projects which do not contribute to the 70% benefit of low income.

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	1,417,995	0	0	1,417,995	5,671,980	The anticipated allocation is based on the FY2020 Allocation.

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	431,353	30,000	0	461,353	1,825,412	The anticipated allocation is based on the FY2020 Allocation. Program income (PI) is anticipated during the Five Year Consolidated Plan for HOME. PI is estimated at \$130,000 for the five years. *Year 1-\$30,000 and Year 2-5 as \$25,000. The total anticipated income is \$130,000.

Table 50 - Anticipated Resources

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

Leveraging of funds may occur from a variety of sources. Leveraging may be satisfied by a variety of ways: the owner's private funds, financial institutions, Illinois Housing Development Authority (IHDA), Federal Home Loan Bank (FHLB), foundations as well as other government (local, county, and state). An example: Homebuyers may access their funds on deposit, funding from a financial institution, and HOME funds.

In the HOME Investment Partnership Program, the City of Decatur is required to provide a match of 15.2 % for every HOME dollar expended. Match may be private funds and donations if the funds are non-federal dollars.

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 particular land has been identified for a need/project which will use the federal funds. As revitalization expands in the community, there is a potential for publicly owned land or property to be used.

Discussion

One of the CDBG funded activities is demolition to eliminate spot slum and blight. The City has funds from the Howard G. Buffet Foundation to address the blight within the community.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Decatur	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DOVE, INC.	Continuum of care	Homelessness Planning Rental public services	Region
Decatur Housing Authority	PHA	Homelessness Planning Public Housing Rental	Jurisdiction
Heritage Behavioral Health	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Macon County Mental Health Board	Non-profit organizations	Non-homeless special needs Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Decatur is the institutional structure which prepares and implements the Consolidated Plan. The City is the "Entitlement" and HOME Participating Jurisdiction (PJ) organization which administers the Community Development Block Grant Funds (CDBG) and the HOME Investment Partnership Funds. The City continues to partner and collaborate with other government bodies and organizations to implement HUD and non-HUD funded services and programs. The Community

Development Department, Neighborhood Services Division, is responsible for administering the HUD funds received by the City of Decatur.

The City works with Coalition of Neighborhood Organization (CONO), the umbrella organization for the community's neighborhoods. The City is a member of the Continuum of Care. The City works with a variety agencies which address jobs, housing, education, special needs and services. The City is currently looking for a Community Housing Development Organization (CHDO), which has a successful track record for producing affordable housing in a timely manner using HOME funds. The City continues to be open to local or regional CHDOs.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

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

The members of the Continuum of Care (CoC) are focused on ending homelessness. The City of Decatur collaborated with the members to develop a Ten Year Plan to End Chronic Homelessness. The Ten Year Plan to End Chronic Homelessness needs to be reviewed and updated over the next five years. Additional services and housing has been added to the community's tools for addressing homeless, addiction, and more.

Regular meetings are held to give the members an opportunity to share information on available resources, programs and program delivery. Continuum of Care agencies, such as DOVE, Inc., enters information into the HMIS. This provides tracking of program usage, gaps, and identifies existing needs for the homeless population. The CoC monitors and prioritize needs and advocates for funding of those needs.

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

The strategy is a three-pronged approach: prevention, housing, and services. Early identification and prevention especially for homeless families with school children and young adults. CoC should sustain its network of effective intensive services, including case management, community support, and daily living skill development. Services continue to be rooted in evidence-based and best practices approaches such as engagement, stages of change and motivational interviewing. Providers should remain open to new approaches which prove effective. The elements shall help minimize or eliminate frustration, confusion, and discouragement by those seeking or needing assistance.

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

Objectives to end homeless include prevention, outreach, and assessment. Strategies are: to obtain accurate data regarding chronic homelessness and estimates of housing needs on an annual basis, increase the use of the Homeless Management Information System (HMIS) by all prevention and housing programs to effectively serve the people in need, enhance coordination among local prevention programs to interrupt the process leading to chronic homelessness as soon as possible, close gaps in the shelter system, encourage flexible use of housing resources whenever possible, instead of restricting housing units or beds to specific categories, and sustain the strong system of supportive services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	OH: Low Income Homeowner Rehabilitation	2020	2024	Affordable Housing	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Housing	CDBG: \$1,287,886 HOME: \$1,384,567	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	OH 2: Emergency Low Income Homeowner Assistance	2020	2024	Affordable Housing	City of Decatur	Housing	CDBG: \$250,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	OH 3: First-time Homebuyer Financial Assistance	2020	2024	Affordable Housing	City of Decatur	Housing	HOME: \$80,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	OH 4: Low income Affordable Home Ownership	2020	2024	Affordable Housing	City of Decatur	Housing	HOME: \$323,515	Homeowner Housing Added: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CD: Code Enforcement	2020	2024	Affordable Housing Sustainability of Housing	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Housing	CDBG: \$1,155,065	Housing Code Enforcement/Foreclosed Property Care: 750 Household Housing Unit
6	CD 1: Demolition of unsafe buildings	2020	2024	Demolition	Opportunity Zone City of Decatur	Housing	CDBG: \$1,000,000	Buildings Demolished: 30 Buildings
7	OH 1: Housing Rehabilitation Delivery	2020	2024	Affordable Housing	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Housing	CDBG: \$456,000	Other: 5 Other
8	PA: Planning and Administration	2020	2024	Administration	City of Decatur	Homelessness Planning and Administration (P/A)	CDBG: \$1,417,200 HOME: \$228,683	Other: 5 Other
9	PS: Public Service	2020	2024	Public Service-Adults	City of Decatur	Public Services Planning and Administration (P/A) Economic Development	CDBG: \$135,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	SN-1: Supportive Housing	2020	2022	Non-Homeless Special Needs Supportive Housing for persons with special needs	City of Decatur	Housing Planning and Administration (P/A)	HOME: \$250,000	Rental units constructed: 5 Household Housing Unit
11	I-1: Public Improvements	2020	2024	Infrastructure Improvements	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Public Improvements/facilities	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
12	ED: Economic Development	2020	2023	Non-Housing Community Development	Opportunity Zone	Economic Development	CDBG: \$638,824	Other: 3 Other
13	OH 5: CHDO Operating	2020	2024	Affordable Housing	City of Decatur	Housing	HOME: \$20,000	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	OH: Low Income Homeowner Rehabilitation
	Goal Description	<p><u>Objective Owner Housing: Improve existing housing conditions for low-income homeowners.</u></p> <p>The City intends to expend federal funds on programs to address this unmet community need, as few other resources are available for this population group. This not only improves living conditions for low income families, but also allows elderly and persons with physical disabilities to continue living independently, improves energy efficiency, and improves the housing stock and living environment in the city's older neighborhoods. The CDBG funded program focuses on the code and incipient code items. The program may address lead-based paint when it exists in the home. Programs may be city-wide but may also focus in the identified target areas. We will continue the current homeowner housing rehabilitation assistance program and refine as needed to increase effectiveness. The HOME funded program brings housing units into full health and safety code compliance, increases energy efficiency, and mitigates lead paint hazards. Also included in the rehabilitation of homes will be accessibility improvements i.e. ramps, widening of doorways, grab bars, etc. for residents with physical disabilities.</p>
2	Goal Name	OH 2: Emergency Low Income Homeowner Assistance
	Goal Description	<p><u>Objective Homeownership: Improve existing housing conditions/eliminate hazards for low-income homeowners.</u></p> <p>Emergency Program. Continue this effective program which provides funding for emergency, life threatening housing repairs for low-income homeowners city-wide. Projects may include replacement of unsafe furnaces, water heaters, and electrical systems. When a homeowner has a critical medical condition documented by a physician, air conditioning may be replaced when the unit is not repairable or a unit is required when a unit does not exist.</p>

3	Goal Name	OH 3: First-time Homebuyer Financial Assistance
	Goal Description	<p><u>Objective Owner Housing: Provide financial assistance to low income first-time homebuyers.</u></p> <p>While there are other financial programs to assist low-income first-time homebuyers in Decatur, funds are often depleted well before the need is met and they are only offered in conjunction with specified financial institutions. The City's Homebuyer Program has the added benefits of requiring full health and safety code compliance and mitigation of lead paint hazards thereby improving the affordable housing stock, all while requiring the purchaser to complete a HUD-certified counseling program. Along with counseling services related to homeownership addressing the issues above, it is crucial for homebuyers/owners to have a comprehensive understanding of credit and the impact credit has for potential and current homeowner lending options as well as long term financial sustainability for the overall homeowner management.</p> <p><u>Actions planned to address this objective:</u> The City of Decatur's Homebuyer Program. The City of Decatur will provide down payment assistance to qualified low-income, first-time homebuyers. This program will be city-wide with potential emphasis in target areas. The program to assist low-income homebuyers will be available in cooperation with local lending institutions.</p>

4	Goal Name	OH 4: Low income Affordable Home Ownership
	Goal Description	<p>Identified as a priority through consultations and citizen input, allocation of funds to assist a nonprofit or development organization(s) to develop affordable ownership housing for low-income households. Additional affordable for-purchase housing development is currently identified as one of the priorities needs by stakeholders. This could include new or rehabilitated existing vacant structures.</p> <p>CHDO Program. The City’s annual allocation of HOME funds to a CHDO(s) historically has been used for development of new or substantially rehabilitated existing vacant units to provide new affordable for-purchase housing for low-income households. The City will continue funding of qualified projects by certified CHDOs through competitive proposal process, for development of new or substantially rehabilitated existing vacant units to provide new affordable for-purchase housing for low-income households.</p>
5	Goal Name	CD: Code Enforcement
	Goal Description	<p><u>Objective Community Development: Continue and increase code enforcement on abandoned, unsafe and substandard structures.</u></p> <p>The City will continue, support and strengthen Neighborhood Inspections Program which includes the enforcement of housing regulations and legal action against landlords and homeowners who are not in code compliance. This improves the quality of both the rental and owner-occupied housing stock, providing better housing conditions and more attractive neighborhoods for the City’s low-income residents. Currently, CDBG funds two Neighborhood Standards Officers (NSOs) who are dedicated to housing, zoning, and property standards enforcement. All the CDBG-funded NSO’s code enforcement activities will occur within the target Area, Opportunity Zone, and LMA.</p>
6	Goal Name	CD 1: Demolition of unsafe buildings
	Goal Description	This activity will address infeasible, unsafe, uninhabitable residential buildings in the community. This activity will remove the hazardous property or condition while following procedures to which are environmentally sound.

7	Goal Name	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.

8	Goal Name	PA: Planning and Administration
	Goal Description	<p>Costs associated with the oversight, citizen participation and education, project monitoring, and management of the federal funds for both CDBG and HOME.</p> <p>Staff time is allocated to participate in meetings and activities of the Macon County Homeless Advisory Council, the Continuum of Care Governing Board, the Working Group on Chronic Homelessness, and other homeless service provider organizations to ensure collaboration and forward movement to end homelessness in Macon County. Staff time is allocated to participate in meetings and activities of the Homeward Bound Review Committee and the Homeward Bound Partnership. Identified as a high need, staff will work with the Macon County Homeless Council and Homeward Bound, the Working Group on Chronic Homelessness, and other homeless service provider organizations to evaluate the need for increased capacity appropriate, safe and inclusive emergency shelter, transitional and permanent bed and unit.</p> <p>Staff time is allocated to work with the Macon County Homeless Council and Homeward Bound, lead homeless provider who manages HMIS, the Working Group on Chronic Homelessness, and other homeless service provider organizations to streamline the HMIS data process for increased data collection leading to improved service provision and effectiveness. Training and input process/management support will be adapted to effectively work with all stakeholders providing services and having data for input. This will allow for better management of capacity issues related to available housing assisting low-income renters to secure housing and prevent homelessness.</p> <p>-</p> <p>** When HOME Program Income exists, 10% of the HOME Program Income (PI) will be marked for HOME administration. For Example: If PI was projected at \$30,000 then \$3,000 would be used for HOME Administration.</p> <p>Please note: CDBG funds for PA are capped at 20%. HOME funds are for PA are capped at 10%</p>

9	Goal Name	PS: Public Service
	Goal Description	This goal is to provide an opportunity for adult education, employment training, and soft skill development.
10	Goal Name	SN-1: Supportive Housing
	Goal Description	Supportive housing for persons with disabilities.
11	Goal Name	I-1: Public Improvements
	Goal Description	Improvements made to infrastructure such as: sidewalks, streets, sewers, etc in low to moderate census tracts.
12	Goal Name	ED: Economic Development
	Goal Description	Support the Sustainability of the Wabash Crossing Development. Funds will be used for the repayment of a Section 108 loan principal which provided infrastructure in support of the Wabash Crossing affordable housing development.
13	Goal Name	OH 5: CHDO Operating
	Goal Description	CHDO uses of operating funds might include salaries, wages, employee training, rent, and utilities and other operating costs

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

Through the funding the City of Decatur receives our HOME funding will be utilized for our Homebuyer and HOME residential rehabilitation programs. Both programs will allow for the sustainability of affordable housing within the City. Over the next five years the City plans to provide affordable housing opportunities for a minimum of 35 households. Due to the increase costs of rehabilitation, the number of households assisted will be limited. During the Five-Year Plan, the city estimates: 10 extremely low, 320 low income, and 5 moderate income households will received assistance.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Support the DHA's objectives to build or acquire additional housing units and vouchers. DHA and the City will work to facilitate land acquisition, building permits, and construction of additional public housing units in support of both the DHA 5-Year PHA Plan and the City's Consolidated Plan.

Assist DHA residents in attaining homeownership. DHA and the City will encourage DHA residents to apply for homeownership assistance programs provided by private lenders and the city when available and will support existing and additional pre- and post- home purchase counseling programs for DHA residents, such as those currently provided by CICD and Novicore.

Continue to support and work with programs that encourage resident self-sufficiency, management and employment opportunities. The City will work closely with DHA ensure that DHA residents are given access to any tenant counseling and employment and training programs.

Activities to Increase Resident Involvements

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 sold 5 of the units and has agreements on two of the three remaining units. The buyers could include public housing and former public housing residents. DHA reports these homes are offered at deep discounts to encourage revitalization in the neighborhood adjacent to the Hartford high-rise and Millikin University.

The City of Decatur, along with CICD, hosts homeownership education programs for residents. The 5 different educational programs were held in the last two years. The educational programs included not only homeownership but tenant rights and responsibilities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies that could have a negative effect on affordable housing and residential investment include property taxes, land use controls and building codes. The City of Decatur does not have any public policies related to property taxes that negatively impact the development of affordable housing or residential investment. Property taxes are based solely on the assessed value of the property. Land use controls include zoning, subdivision and building codes and cover a large portion of the "Residential" Areas. When federal funds are a part of affordable housing development, subsidies and assistance related to environmental issues are obtainable. In December 2019, the building code requirements were updated. Building code requirements and fees were adjusted. Contractors are now required to be licensed to perform a roof installation or replacement. Permits are required for the replacement or installation of a roof. The code is in place to ensure the installation of the roof is properly installed and to code. Proper installation may increase the life of the roof and protect the structure. In relation to the varied residential developments and projects, the change is not anticipated to create any barriers to affordable housing or residential development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The new affordable housing constructed in Decatur over the years is proof that our policies have encouraged its development therefore it is unlikely that any public policies create deterrents for new affordable housing development. The Enterprise Zone through the Economic Development Corporation (EDC) and Tax Increment Financing (TIF) incentives provide opportunity for businesses to develop and assist the community in dealing with blighted areas. The regulations allow for creative development and provide incentives to construct affordable housing/economic development. The City uses these flexible land use regulation tools to encourage further development of affordable housing and is open to changes in the Zoning Regulations based on changing community need. The City recently updated the fees. Decatur's building fees are comparable to other cities and do not present barriers to development. The City utilizes the "International Existing Building Code". The Building Inspections Division works closely with developers of any affordable housing projects to eliminate any barriers and ensure timely completion. In addition, code officials allow variances or use some flexibility with certain codes to decrease the expense of a rehabilitation or *affordable* housing project if life safety requirements are met. The monthly Technical Review Committee (TRC) meetings assist developers with questions and issues about all areas of building/housing development. The committee is comprised of all departments involved in the community including city, police, fire, etc. Decatur utilizes its taxing authority to stimulate redevelopment in its older, most affordable neighborhoods. The "Olde Towne Redevelopment Plan and Project Area" ordinance authorized tax increment financing (TIF) to finance redevelopment project costs. Along with rehabilitation and redevelopment of blighted sections of the downtown, use of the TIF funds included visual enhancement of the residential area through

streetscaping and signage, helping to stabilize and preserve this affordable, historic neighborhood. The adoption of the “Near North Redevelopment Project Area and Redevelopment Plan” and approved tax increment financing supported this project, now Wabash Crossing. TIF funds were used for infrastructure and public improvements in support of this major affordable housing development. An identified barrier to affordable housing is the existence of national and local historic districts. Nationally recognized are the Decatur, the Decatur Downtown, and the West End Historic Districts. Locally recognized are the Near West and the Macon Place Historic Districts and all are in the “inner city” that has some of its most affordable housing. Within the locally designated historic districts, a Certificate of Appropriateness is required before any architectural alterations are made to any structure. Within the national historic districts, any use of federal funding requires a review process for building rehabilitation, and specific federal guidelines must be followed in the rehabilitation work. These requirements increase time and expense, and act as a disincentive to rehabilitation of affordable housing in these areas. The City’s historic housing stock preservation is important for the community as historic district designation enhances property values and safeguards the heritage of the community for the education, pleasure, and enrichment of all citizens.

SP-60 Homelessness Strategy – 91.215(d)

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

The City believes access to any component of the Continuum of Care system can provide access to the whole system. This concept was called the "No Wrong Door" concept. It is a goal to identify the need or potential need early and intervene. Certain organizations perform outreach to specific groups or needs, every organization does outreach by linking the person to the appropriate resource. The Oasis Drop-In Center, run by Heritage Behavior Health Center, is often the primary point of outreach and engagement in services for the homeless. The Good Samaritan Inn and the Decatur-Macon County Opportunities Corporation (DMCOC) are other common points for outreach and identification of person in need of additional services.

Assessment services are primarily provided by Heritage Behavioral Health Center (HBHC), Homeward Bound, DOVE, Inc., and DMCOC. These agencies provide initial assessments, make determinations of homelessness, assess eligibility for mainstream resource, monitor requests, and link person with the appropriate source. Additional points of contact are through groups, such as: Decatur Coalition for Veterans, Youth Advocate Program, social service providers, and the re-entry population through Macon County Support Advisory Council (MCSAC).

All homeless persons are eligible for services: case management, GED classes, health services, alcohol and other drug abuse treatment, mental health services, budget counseling parenting classes, etc.

Addressing the emergency and transitional housing needs of homeless persons

Within the city, Outreach Specialists gather pertinent information and a case manager begins working with the client. The city has six short term emergency shelters. The city has a number of transitional housing units. Some of the units are available for ex-offenders and veterans. The Community Care Campus provides services and housing for some parolees with addiction history.

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

The City of Decatur partnered with housing and service providers to develop a Ten Year Plan to End Chronic Homeless. This document has been attached. The document identifies housing units and

services within the community as well as the strategy. The City of Decatur, along with the other Homeless partners, refer clients to case managers where clients are linked with services and housing. The goal is to provide services necessary to provide a clear path to success. Should opportunities become available, all partners will develop a strategy and application to request funding for housing and case management.

The Ten Year Plan to End Chronic shall be updated to reflect the changes in community.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Mainstream services are offered which focus on ending homelessness as well as prevention of homelessness. These services include but are not limited to: housing, education, financial counseling, mental health, substance abuse, and employment and training services. The agencies and government bodies collaborate to create an environment which provides maximum benefit to those in need or potential in need of assistance.

SP-65 Lead based paint Hazards – 91.215(i)

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

As discussed in Section II of this document, due to the age and condition of housing in Decatur, especially in the urban core neighborhoods, exposure to the harmful effects of lead-based paint is an issue which must be addressed. The need for continued lead screenings, lead mitigation and abatement work in Decatur remains an important health/environmental issue. The City of Decatur continues to comply with lead-based paint regulations since the September 2000 enactment of the Title X of the Housing and Community Development Act of 1992 requiring all State and local jurisdictions that receive funding from the CDBG program, HOME program, and other Community Planning Development (CPD) programs to adhere to federal lead-based paint regulations. The City of Decatur secures the services of a certified lead inspector to conduct risk assessments. The inspector will also perform a lead clearance. The Decatur Housing Authority (DHA) and any other organizations which receive federal funds are also required to adhere to this regulation.

How are the actions listed above related to the extent of lead poisoning and hazards?

In the event, the Health Department identifies high lead blood levels, the Health Department makes referrals to the city. The actions that the City takes regarding lead-based paint hazards are related to the extent of lead poisoning and hazards by collaborating with local entities (Health Department) to understand the level of exposure from assessments of persons and buildings.

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

- The Neighborhood Services Division will ensure that staff understands and complies with HUD's lead-based paint regulations.
- Staff members will attend HUD's Lead-Based Paint Training & refresher courses. Three of the staff have participated in the "Lead Abatement Worker" and "Lead Abatement Supervisor" classes. Currently, two staff members are licensed through the Illinois Department of Public Health as Lead Supervisors.
- The City will continue to provide methods and assemble materials to educate rental property owners, homeowners, and occupants of rental housing about the lead-based paint requirements.
- The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.

- The City will continue to reduce the exposure to lead-based paint hazards in housing units through all its federally-funded housing programs over the next 5 years, thereby improving the quality of the existing housing stock and providing a safer environment for low-moderate income residents.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Decatur is committed to reducing the number of families with income below the poverty level. The City works towards reducing poverty by providing low-income persons and families with programs that provide a more suitable living environment motivating and supporting them toward full self-sufficiency. Housing is one of the most critical problems for low-income persons. The City will continue to provide grants, and deferred and forgivable loans to improve the property of low-income families, thereby improving their economic situation by adding to the value of the property (for homeowners) and freeing their income to be used for other family needs. Decatur has a large network of agencies providing social service programs. The City has partnered with various service agencies working to combat poverty, including through use of its CDBG funds. Over the next five years it is anticipated that the City will continue to partner in various ways with agencies to address the goal of reducing poverty in the community. The City's strategy will include: addressing the housing needs of very low income renter or homeowner households through programs which provide housing counseling services, supporting additional affordable rental housing opportunities to meet a specific identified community need, providing financial assistance to low-income persons and families to achieve homeownership, improving their financial condition and increasing stability. These families are required to receive homeownership counseling to HUD-certified Homeownership Counseling agencies, providing infrastructure improvements to some of Decatur's lowest income neighborhoods through the City's general fund and/or CDBG program, improving the quality of life for its residents, working with the Decatur/Macon County Homeless Council to address the lowest income population who are at risk of homelessness, supporting and coordinating with job training programs and Workforce Development, and Richland Community College, Decatur Jobs council, Supporting programs to assist public housing residents to improve their quality of life and economic condition, ensure that any programs the City initiates or participates in to address poverty are in line with goals established by agencies for which this is a primary mission, such as the Decatur-Macon County Opportunities Corporation and the United Way of Decatur and Mid-Illinois.

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

There is a direct correlation of the city's goals, programs and policies related to the reduction of poverty to the affordable housing plan that supports the development of increased affordable housing for low and moderate income individuals and families. The City will work closely with the local PHA and social service agencies addressing poverty in our community to ensure that affordable housing needs are address within the jurisdiction. The city offers residential rehabilitation programs to address accessibility/home modifications which may allow the resident to remain in the home. The program

corrects code items which removes hazards or unsafe conditions. The Community Investment Corporation of Decatur (CICD) provides housing counseling for the community's residents.

SP-80 Monitoring – 91.230

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

The City of Decatur is committed to compliance with all federal regulations by an on-going system of monitoring all CDBG- and HOME-funded activities. Compliance will apply to the City of Decatur and any sub recipient, developer, and CHDO. Neighborhood Services staff conducts two types of program/project monitoring including desk monitoring and on-site monitoring. Desk monitoring is an ongoing process of reviewing the City's program performance and the performance of sub recipients, CHDOs, and developers. The city has designed sub recipient and CHDO manuals as well as program manuals for the homeowner occupied programs. Copies of the manuals are provided to the sub recipients, CHDOs, and developers. As an additional monitoring tool, monitoring checklists are used for the various programs and projects. The monitoring checklists are modeled after the HUD monitoring checklists for CDBG- and HOME-funded programs. Analysis of sub recipient data may indicate a need for special monitoring visits by city staff to resolve or prevent further problems. City staff conducts periodic on-site monitoring of all sub recipients, CHDOs, and developers. An on-site visit is conducted at least once during the duration of the program and at project close-out. Additional on-site visits are conducted as needed and if findings in the initial visit deem it necessary. On-going internal reviews of city programs are conducted by the Neighborhood Services staff.

Meeting Goals and Objectives - The City of Decatur recognizes the need to monitor its accomplishment of goals and objectives as outlined in the Annual Action Plan. All sub recipients, CHDOs, and developers are required to submit monthly reports of their accomplishments. These figures are collected, compiled into cumulative spreadsheet, and reported annually in the CAPER. Figures on accomplishments of in-house CDBG- and HOME-funded programs (homebuyer, housing rehabilitation, etc.) are also collected, compiled, reported in the CAPER. It is the goal of the City of Decatur to update and maintain the various phases of each project on the IDIS system on a regular basis.

Performance Goals and Monitoring - The City of Decatur uses a Performance Measurement System for its CDBG- and HOME-funded activities. This system assists the City in assessing the productivity and impact of programs on which federal resources are expended. The City continues to expand and refine the use of the performance measuring system and report on this in the self-evaluation section of the annual CAPER.

The City will continue to recruit additional minority contractors, particularly for its rehabilitation projects, public improvement projects, and demolition projects. Efforts to attract minority and women-owned businesses to bid on HUD-funded projects will include: informational meetings for potential contractors with heavy outreach to minority/women contractors, additional advertising, and research/discuss techniques used in other communities to attract minority/women owned

businesses. The City will make an effort to become more inclusive to increase the number of minority/women participation in the City's contracts.

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 Federal allocation may be identified after the Citizen Participation period. If the allocations are increased or decreased, the various activities will be adjusted. Those items which may be adjusted due to a budget change would include administrative activities, public infrastructure, demolitions, and projects which do not contribute to the 70% benefit of low income.

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	1,417,995	0	0	1,417,995	5,671,980	The anticipated allocation is based on the FY2020 Allocation.

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	431,353	30,000	0	461,353	1,825,412	The anticipated allocation is based on the FY2020 Allocation. Program income (PI) is anticipated during the Five Year Consolidated Plan for HOME. PI is estimated at \$130,000 for the five years. *Year 1-\$30,000 and Year 2-5 as \$25,000. The total anticipated income is \$130,000.

Table 54 - Expected Resources – Priority Table

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

Leveraging of funds may occur from a variety of sources. Leveraging may be satisfied by a variety of ways: the owner's private funds, financial institutions, Illinois Housing Development Authority (IHDA), Federal Home Loan Bank (FHLB), foundations as well as other government (local, county, and state). An example: Homebuyers may access their funds on deposit, funding from a financial institution, and HOME funds.

In the HOME Investment Partnership Program, the City of Decatur is required to provide a match of 15.2 % for every HOME dollar expended. Match may be private funds and donations if the funds are non-federal dollars.

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 particular land has been identified for a need/project which will use the federal funds. As revitalization expands in the community, there is a potential for publicly owned land or property to be used.

Discussion

One of the CDBG funded activities is demolition to eliminate spot slum and blight. The City has funds from the Howard G. Buffet Foundation to address the blight within the community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	OH: Low Income Homeowner Rehabilitation	2020	2024	Affordable Housing	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Housing	CDBG: \$277,529 HOME: \$80,515	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	OH 2: Emergency Low Income Homeowner Assistance	2020	2024	Affordable Housing	City of Decatur	Housing	CDBG: \$50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	OH 3: First-time Homebuyer Financial Assistance	2020	2025	Affordable Housing	City of Decatur	Housing	HOME: \$0	Direct Financial Assistance to Homebuyers: 0 Households Assisted
4	OH 4: Low income Affordable Home Ownership	2020	2024	Affordable Housing	City of Decatur	Housing	HOME: \$64,703	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	PA: Planning and Administration	2020	2024	Administration	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Planning and Administration (P/A)	CDBG: \$283,420 HOME: \$46,135	Other: 1 Other
6	CD: Code Enforcement	2020	2024	Affordable Housing Sustainability of Housing	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Housing	CDBG: \$222,600	Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
7	CD 1: Demolition of unsafe buildings	2020	2024	Demolition	Opportunity Zone City of Decatur	Housing	CDBG: \$200,000	Buildings Demolished: 1 Buildings
8	OH 1: Housing Rehabilitation Delivery	2020	2024	Affordable Housing	Opportunity Zone City of Decatur Johns Hill Revitalization Area	Housing Planning and Administration (P/A)	CDBG: \$126,259	Other: 1 Other
9	PS: Public Service	2020	2024	Public Service-Adults	City of Decatur	Public Services	CDBG: \$45,000	Other: 20 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	SN-1: Supportive Housing	2020	2022	Non-Homeless Special Needs Supportive Housing for persons with special needs	City of Decatur	Housing	HOME: \$250,000	Rental units constructed: 5 Household Housing Unit
11	ED: Economic Development	2020	2023	Non-Housing Community Development	City of Decatur	Economic Development	CDBG: \$213,187	Other: 1 Other
12	OH 5: CHDO Operating	2020	2024	Affordable Housing	City of Decatur	Housing	HOME: \$20,000	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	OH: Low Income Homeowner Rehabilitation
	Goal Description	This activity is designed to improve single-family, owner-occupied residential units. The activity will address code and incipient codes. Other rehabilitation may include accessibility, environmental issues, and/or energy conservation. This activity will be funded through CDBG and HOME funds. HOME PI is estimated to be \$30,000 with 10% (\$3000) withheld for administration. The estimated balance of \$27,000 (90%) will be utilized for rehabilitation.

2	Goal Name	OH 2: Emergency Low Income Homeowner Assistance
	Goal Description	The program is designed to address 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.
3	Goal Name	OH 3: First-time Homebuyer Financial 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. City of Decatur partners with Community Investment Corporation of Decatur, Inc. (CICD) to provide an education class at no cost to the participants. Other HUD approved Counseling Agencies may be used also.</p> <p>This activity will not receive funding in 2020. Prior year funds will be utilized to assist potential homebuyers.</p>
4	Goal Name	OH 4: Low income Affordable Home Ownership
	Goal Description	The funds are reserved for "certified" 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, 2020 CHDO set aside is \$64,703 for new construction or rehabilitation of an affordable homeowner unit. Currently, the City of Decatur does not have a certified CHDO with a project.

5	Goal Name	PA: Planning and Administration
	Goal Description	This goal addresses the management, planning, and oversight of the federal programs. Actions under this goal include outreach and citizen participation in the development of plans, monitoring of activities and expenditures. Staff will provide reports on accomplishments and expenditures in the Action Plan, 5 year Consolidated Plan, and the Consolidated Action Plan Evaluation Report (CAPER). Staff time is allocated to participate in meetings and activities associated with the Macon County Continuum of Care Governing Board, Macon County Homeless Advisory Council, Homeward Bound, homelessness, service agencies, housing providers, education providers, crime prevention, neighborhood organizations, and more. This allows for training and input from stakeholders and residents. Staff time is allocated to ensure compliance and reporting with regard to environmental, fair housing, labor requirements, Section 3 requirements, and more.
6	Goal Name	CD: Code Enforcement
	Goal Description	The community identified the continuance of code enforcement as a high priority. The federal funds will be used to enforce housing, zoning, and property standards in low-income neighborhoods. This should improve or help to maintain the safety and quality of life in the neighborhoods of Decatur.
7	Goal Name	CD 1: Demolition of unsafe buildings
	Goal Description	This is the removal of unsafe, unoccupied, abandoned residential units. The structures have been identified as unsafe through the enforcement of building code regulations. Most of the structures are located in the older neighborhoods where the units have fallen into disrepair due to abandonment, neglect, or fire.
8	Goal Name	OH 1: Housing Rehabilitation Delivery
	Goal Description	This goal supports the improvement and/or development of affordable, safe housing units. This activity may cover the costs related to the rehabilitation and/or development of affordable housing.
9	Goal Name	PS: Public Service
	Goal Description	This public service goal is to address adult literacy, education, and employment training. The public service may provide education on soft skills necessary for employment, housing/credit education to improve knowledge related to life skills, and provide referrals to agencies which address physical and/or mental health.

10	Goal Name	SN-1: Supportive Housing
	Goal Description	The City of Decatur will collaborate with entities to support additional affordable housing opportunities for identified special need population groups.
11	Goal Name	ED: Economic Development
	Goal Description	The City of Decatur secured Section 108 funds to improve the Wabash Crossing infrastructure in 2002. The funds from this activity will be used to repay the principal on the Section 108 loan.
12	Goal Name	OH 5: CHDO Operating
	Goal Description	This provides operating funds for new Community Housing Development Organizations. Currently, the City of Decatur does not have a qualified CHDO.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan process identified dangerous, unfit housing stock to be a challenge. Homeowners need assistance to save and maintain 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. Rehabilitation assistance and homebuyer assistance are essential to the livability and affordability of housing in the City. Finding qualified 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 infrastructure improvements. The City previously completed more than \$4.2 million in improvements. The public service program provides better access for low-income residents who need services for adult education, training, and case management. Housing units in the Opportunity Zone are older homes where code improvements are costly especially when addressing lead. The outcomes for 2020 are expected to be substantially less due to the increase cost of renovations due to the pandemic. The City is constantly looking for additional grant or foundation dollars to assist with rehabilitation improvements for homeowners. The City recently applied for Illinois Housing Development Authority Grant Funds for rehabilitation. 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 7 homeowner occupied units. Many of the low-income census tracts are in the Opportunity Zone. 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. The NSO may direct the owner-occupant to the Neighborhood Services Division for assistance.

The housing programs address the need 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 and may make existing housing accessible to persons with disabilities.

Projects

#	Project Name
1	2020 CDBG and HOME Residential Rehabilitation

#	Project Name
2	2020 CDBG Emergency Program
3	2020 CHDO Reserve
4	2020 CHDO Operating
5	General Administration
6	Code Enforcement
7	Demolition
8	Rehabilitation Project Delivery
9	Public Service-Adult Literacy, Education, Employment Training
10	Supportive Housing
11	Section 108 Loan Repayment

Table 56 – Project Information

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

The reason for allocating funds to the priorities have been identified by the residents, agencies, and government bodies as critically high, high, and medium needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	2020 CDBG and HOME Residential Rehabilitation
	Target Area	Opportunity Zone City of Decatur Johns Hill Revitalization Area
	Goals Supported	OH: Low Income Homeowner Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$277,529 HOME: \$80,515
	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. HOME PI is estimated as \$27,000 (\$30,000 - \$3000) for 2020. A minimum of 7 units will be rehabilitated with these funds.
	Target Date	4/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 7 low to moderate income 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 areas.
2	Planned Activities	This program will address code issues and lead remediation in the homes of low/moderate income homeowners.
	Project Name	2020 CDBG Emergency Program
	Target Area	City of Decatur
	Goals Supported	OH 2: Emergency Low Income Homeowner Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$50,000
	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. The housing unit must be structurally sound and occupied by the homeowner. This program is limited to owner occupied homeowners.

	Target Date	4/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	The activity is expected to assist a minimum of 10 low to moderate income households.
	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	2020 CHDO Reserve
	Target Area	Opportunity Zone City of Decatur Johns Hill Revitalization Area
	Goals Supported	OH 4: Low income Affordable Home Ownership
	Needs Addressed	Housing
	Funding	HOME: \$64,703
	Description	These funds will be made available to assist a new Community Housing Development Organization (CHDO). The CHDO project will include one substantially rehabilitated housing unit for low income homebuyer.
	Target Date	4/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	The CHDO Reserve is estimated to assist one low income household.
	Location Description	The program will operate in the City of Decatur. Target areas may include The Target Area, Opportunity Zone, and the Johns Hill Neighborhoods.
	Planned Activities	The CHDO will substantially rehabilitate one home to provide decent and affordable housing to one low income household.
4	Project Name	2020 CHDO Operating
	Target Area	Opportunity Zone City of Decatur Johns Hill Revitalization Area

	Goals Supported	OH 5: CHDO Operating
	Needs Addressed	Housing
	Funding	HOME: \$20,000
	Description	This project will provide funds to a certified Community Housing Development Organization for the planning and administration of the substantial rehabilitation of a residential unit. These funds will also help the CHDO to build capacity and staffing.
	Target Date	4/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	One low to moderate income household.
	Location Description	City wide or targeted area.
	Planned Activities	This activity is for the planning and administration of the rehabilitation of a safe, affordable unit.
5	Project Name	General Administration
	Target Area	Opportunity Zone City of Decatur Johns Hill Revitalization Area
	Goals Supported	OH: Low Income Homeowner Rehabilitation OH 2: Emergency Low Income Homeowner Assistance OH 3: First-time Homebuyer Financial Assistance OH 4: Low income Affordable Home Ownership PA: Planning and Administration
	Needs Addressed	Housing Homelessness Public Services Planning and Administration (P/A)
	Funding	CDBG: \$283,420 HOME: \$46,135
	Description	This project is associated with the oversight and management of the federal funds.
	Target Date	4/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	This activity does not directly provide benefit to low/moderate income residents. The project will cover the costs of planning, oversight, and administration of the HUD funded programs and activities.
	Location Description	The project covers the administration of grant funds for the City of Decatur.
	Planned Activities	The planned activities are administration of CDBG or HOME. This may include the coordination of the various related programs/projects. Other areas covered under administration include but are not limited to: AFFH, homelessness, reporting, grant writing, environmental, citizen participation, monitoring, etc.
6	Project Name	Code Enforcement
	Target Area	Opportunity Zone City of Decatur Johns Hill Revitalization Area
	Goals Supported	CD: Code Enforcement
	Needs Addressed	Housing
	Funding	CDBG: \$222,600
	Description	This activity funds the Neighborhood Service Officers (NSO) to enforce housing, zoning, and property standards in the low-income neighborhoods. This effort may improve the safety and quality of our housing stock.
	Target Date	5/14/2022
	Estimate the number and type of families that will benefit from the proposed activities	The estimate of residential units to be addressed is 200. This includes unoccupied and occupied units which may be rental or owner occupied. Housing cases may include code enforcement for habitable units as well as those units which are unfit for human occupancy.
	Location Description	This project is restricted to low to moderate income census tracts. No addresses have been identified at this time.
	Planned Activities	This activity is the enforcement of housing regulations and legal action for those who fail to correct the violation. The enforcement of the codes and education on the codes may result in better housing conditions and more attractive neighborhoods for the City's low-income residents. Residential units which are brought into full code compliance will be reported in the activity report.

7	Project Name	Demolition
	Target Area	Opportunity Zone City of Decatur
	Goals Supported	CD 1: Demolition of unsafe buildings
	Needs Addressed	Housing
	Funding	CDBG: \$200,000
	Description	This activity is the demolition of vacant, abandoned, unsafe residential units. This is the elimination of spot slum and blight. Through the elimination of the unsafe units, the safety of the area residents may be improved. Removal of the units may eliminate structures where undomesticated animals occupy and create a potential hazard for residents.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This activity does not provide direct benefit to a household/family. The elimination of the unsafe, abandoned property will remove spot slum and blight.
	Location Description	The locations to be determined. Information will be available through the Environmental Review Record and the Consolidated Annual Performance Evaluation Report.
8	Planned Activities	As identified by residents as a high priority, demolition to remove vacant, abandoned, and sub-standard residential units will occur.
	Project Name	Rehabilitation Project Delivery
	Target Area	Opportunity Zone City of Decatur Johns Hill Revitalization Area
	Goals Supported	OH: Low Income Homeowner Rehabilitation OH 2: Emergency Low Income Homeowner Assistance OH 1: Housing Rehabilitation Delivery PA: Planning and Administration
	Needs Addressed	Housing
	Funding	CDBG: \$126,259
	Description	The activity supports the rehabilitation of homeowner occupied residential units in the City. The accomplishment of the goal will be reflected in the residential rehabilitation activities.

	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The number of families assisted will be reported in the activities for the Emergency Program and the CDBG Residential Rehabilitation Program.
	Location Description	This project occurs city-wide for eligible homes and areas. At this time, no homeowner units have been identified for assistance.
	Planned Activities	The activity will focus on rehabilitation of homeowner occupied units for code issues, accessibility, and lead remediation.
9	Project Name	Public Service-Adult Literacy, Education, Employment Training
	Target Area	City of Decatur
	Goals Supported	PS: Public Service
	Needs Addressed	Public Services
	Funding	CDBG: \$45,000
	Description	The project will provide adult education, literacy, and/or employment training opportunity for a minimum of 20 adults.
	Target Date	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will provide adult education, literacy, and/or employment training opportunity for a minimum of 20 adults.
	Location Description	The location of the activity will be determined. The services may be provided at several locations.
	Planned Activities	Potentially, through collaborative efforts, services will be provided for adults. Services may cover literacy, education, and employment training. Soft skill development may be essential for some participants. Others may be linked to health and/or mental health services.
10	Project Name	Supportive Housing
	Target Area	City of Decatur
	Goals Supported	SN-1: Supportive Housing
	Needs Addressed	Housing
	Funding	HOME: \$250,000

	Description	This project will fund the new construction of a permanent supportive housing project for aging disabled children with aging parents. The subgrantee will be Woodford Homes.
	Target Date	4/29/2022
	Estimate the number and type of families that will benefit from the proposed activities	The sub-grantee and the City identified the need for new and safe housing designated for persons with disabilities. The project will be the construction of a multi-unit building with approximately 20 one bedroom units. This project is estimated to assist 20 individuals with disabilities. The funding will contribute directly to the build of 5 new units.
	Location Description	The location will be within the corporate city limits of Decatur on Carrie Lane.
	Planned Activities	The sub-grantee and the City identified the need for new and safe housing designated for persons with disabilities. The project will be the construction of a multi-unit building with approximately 20 units. This project funding will go toward construction of 5 of the 20 units.
11	Project Name	Section 108 Loan Repayment
	Target Area	Opportunity Zone
	Goals Supported	ED: Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$213,187
	Description	Repayment of Section 108 principal. Section 108 funds were originally used for the Wabash Crossing Area.
	Target Date	4/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is the repayment of principal for the Section 108 Loan. The Section 108 Loan funds were used for the Wabash Crossing Infrastructure.
	Location Description	Not applicable.
	Planned Activities	The CDBG funds will be used to repay the principal and/or interest on the Section 108 Loan.

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

The funds will be used within the corporate city limits of Decatur. Housing programs like demolitions, emergency, and residential rehabilitation will be used city-wide. In some instances, residential rehabilitation will be used to target high need areas like Johns Hill and the Opportunity Zone. Johns Hill and the Opportunity Zone have been identified as low-mod census tracts, have aging infrastructure, aging housing stock, deteriorated rental housing, numerous vacant buildings, and a high number of industrial businesses.

Geographic Distribution

Target Area	Percentage of Funds
Opportunity Zone	25
City of Decatur	50
Johns Hill Revitalization Area	25

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Decatur has an aging housing stock, high number of deteriorated rentals and numerous abandoned structures that will benefit from programs like residential rehabilitation and an aggressive demolition program. Johns Hill and the Opportunity Zone have been identified as low-mod census tracts, have aging infrastructure, aging housing stock, deteriorated rental housing, numerous vacant buildings, and a high number of industrial businesses.

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 population. Although the housing stock remains in many cases it requires rehabilitation due to neglect or vacancy. Some structures are unsafe and a hazard to the residents. Many of the unsafe and abandoned structure 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	20
Special-Needs	0
Total	20

Table 58 - 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	20
Acquisition of Existing Units	0
Total	21

Table 59 - 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 remediation, and code improvements. The programs which support such improvements are: Emergency Program, CDBG residential rehabilitation Program, HOME residential rehabilitation program, and CHDO Reserve. 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, 3 for CDBG residential rehabilitation, and 4 for HOME residential rehabilitation programs. The CHDO reserve may target the substantial rehabilitation of a residential unit for low income residents.

AP-60 Public Housing – 91.220(h)

Introduction

The public housing program was created to provide decent and safe rental housing for very low-, low-, and moderate-income families and individuals. This includes housing for 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 operate a Public Housing program with 681 units and administers a Section 8 Housing Assistance program with 1242 housing choice vouchers. DHA's Public Housing Programs consists of 478 units owned and managed by DHA, and 203 units in a mixed finance development owned and operated 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. According to DHA their Section 8 voucher program is currently 100% full and has a waiting 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. To address the needs of all residents, the PHA interaction is necessary to address the vulnerable population. DHA will use Capital Fund Program (CFP) funds to improve existing properties. One of the high-rises is receiving complete new windows throughout the entire building in order to provide more suitable and energy-efficient conditions for tenants. They are also working on multiple apartments and have signed contracts with a local contractor to make improvements such as new flooring, new entry system, painting and more for 2 different apartment complexes. The PHA is also in the process of executing contracts to have new security cameras installed in all 3 high-rises.

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 to build community. DHA staff will continually work with families, seniors, and the disabled in public housing units to improve their quality of life and increase self-sufficiency. COVID-19 has presented obstacles in the realm of communicating and outreach. DHA has discontinued in person gatherings but has been creating and providing a monthly newsletter to all residents as a way to keep residents informed. DHA has also provided the residents alternate means of contacting them with needs and issues via direct email and staff contact numbers.

The Decatur Housing Authority seeks income sources for programs to help low- to moderate-income individuals overcome barriers to obtain affordable housing. DHA completed new construction of 8 units that were available for purchase through a non-HUD homeownership program with a DHA non-profit affiliate. Eight homes were constructed and are highly energy efficient (exceeds energy star). DHA reported that these homes were offered at deep discounts to encourage revitalization in the neighborhood adjacent to the Hartford high-rise and Millikin University area. As of this time, all homes have been sold.

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

Our PHA is not designated as troubled.

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. This has a significant negative impact on the education of the household children. Full utilization of the resources at Wabash Crossing can provide relief to 90-150 households-however this still will leave thousands of households 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 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-disabled services and the ROSS Coordinators to enhance quality of life and to 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.

The City of Decatur works with the Decatur Housing Authority 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 ongoing for over 30 plus years and will continue as we partner again to improve the community.

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

Introduction

The city of Decatur developed a Ten-Year Plan to End Chronic Homelessness. The City and other homeless providers agreed the plan would need period updates. Over the next five years, a working group may be established to meet to access and update the plan. The city is a partner of the Homeless Advisory Council, Continuum of Care Governing Board and other related committees and boards.

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 City will continue to support in the Continuum of Care Point in Time. The city will continue coordination with the homeless service providers and other organization to education and engage the public about homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to actively work with and support the Homeward Bound transitional housing program along with the local emergency shelters: God's Shelter of Love, Careage House, DMCO, DMCO Voucher Program, Salvation Army, and Water Street Mission by participating in meetings and activities of the Macon County Continuum of Care.

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

With the Homeward Bound Partnership, the City will work with developers interested in the creation of sustainable housing as needed. The COC has developed coordinated entry in that persons experiencing homelessness will receive wrap-around services. These services could include assistance with resumes and job searching, assistance with obtaining food and bus passes, and rehabilitation through Crossing

Recovery. All of this services will help people from re-experiencing homelessness. The Residential Rehabilitation and Emergency Programs are designed to prevent homeowners from becoming homeless by maintaining their homes.

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 City will continue to encourage and support the increase of case management services to address the life skill development for improved quality of life and success in all areas through the participation in the Continuum of Care.

Discussion

No discussion currently.

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. Codes were updated in 2019 to ensure construction and rehabilitation current standards are met or exceed. 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 year, the City adopted the use of 2015 International Residential Building Code, 2015 international Existing Building Code, 2010 Americans with Disability Act, 2018 Illinois Accessibility Code, 2014 Plumbing Code, 2014 National Electric Code, 2015 International Fire Code, 2015 International Fuel Gas Code, 2018 Illinois energy Conservation Code, and the 2015 International Mechanical Code. The newer codes may be easier for builders to understand and incorporates higher standards which may result in making homes more affordable.

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

The City continues to monitor the changing needs of the community. Evidence of the City's willingness to meet the needs of affordable housing have been demonstrated through the last twenty years. The City has shown willingness to use its taxing authority to stimulate redevelopment in older, more affordable neighborhoods. The City has 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. In 2019 the City evaluated its building codes and added licensing for roofers and now requires roof permits and inspections. This will help sustain the housing stock through ensuring that the roofs are installed safely and correctly by certified and insured roofers.

The City continues to reach out to the public, agencies, institutions, and businesses to ensure barriers are being addressed or removed.

Discussion:

No comments currently.

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

Actions planned to foster and maintain affordable housing

The City will support the efforts to maintain or replace affordable housing units when needed. The city will continue to work with the local agencies and provide referrals for services and housing. The city actively looks for funding opportunities which may use to maintain or improve housing.

Actions planned to reduce lead-based paint hazards

Due to the age and condition of housing in Decatur, especially in the revitalization roadmap and Opportunity Zone, 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 regulation.

- The Neighborhood Services Division will ensure that staff understands and complies with HUD's lead-based paint regulation. Two members of the Neighborhood Services Division are certified as Lead Supervisors and Lead Workers.
- Staff will continue to participate in HUD's Lead-Based Paint Training and refresher courses.
- The City will continue to provide methods and assemble materials to educate rental property

owners, homeowners, and renters about the lead-based paint requirements.

- The City will continue to nurture the existing relationships and establish new contacts with lead professionals and key partners, such as: risk assessors, clearance technicians, and public health departments.
- 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.

Actions planned to reduce the number of poverty-level families

The poverty in Decatur may be attributed to several different factors including educational attainment, life skills, and lack of employment training opportunities. High levels of poverty reduce the opportunities that an individual or household has to owning a home, living in a stable environment, and providing adequately for the household. 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. The City will support and encourage agency collaboration to address these challenges.

The Covid-19 Pandemic has created additional hardships and challenges for individuals and families. The City is working diligently with agencies to assist our community with the challenges that the Covid-19 Pandemic has created.

Actions planned to develop institutional structure

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

- Partner with various housing and homeless service agencies by providing supportive services/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. This action may include the development of a regional CHDO.
- Take an active role on numerous committees and Boards to coordinate resources such as Decatur Community Partnership (DCP), Decatur-Macon County Opportunity Corporation (DMCOC), Heritage Behavioral Center, etc.
- 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 services. Potentially, the city may pursue development as a

certified HUD approved counseling agency.

- 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 CONO and supporting neighborhood initiatives.
- Continue to pursue additional funding opportunities to address decent, save, 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: the United Way of Decatur, Macon County Mental Health Board, the Decatur Community Partnership, and the Community Foundation.
- Meet regularly within the Community Development Department 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 communicates regularly with our local PHA. The City communicates with the PHA regarding affordable rental housing, both existing and potentially new. The codes were updated in 2019 to meet current construction trends.

We believe in collaboration and know that plans for moving the city forward will not work unless we have the partnership of our local agencies as well as developers

Discussion:

Not applicable at this time.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

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

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

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

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

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

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

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

Subject to resale provisions are the total HOME funds that are invested in a HOME-assisted unit,

development subsidies and direct assistance. See the above chart for the affordability requirements. The affordability period is based on the total amount of HOME funds invested in the housing including down payment and closing cost assistance, direct loans as second mortgages, and the difference between fair market value at the time of sale and sales price and development subsidies. Resale provisions for Homeownership shall be used when there is no direct assistance provided to the homebuyer or in a market where it is questionable that the unit will maintain affordability on its own. City of Decatur HOME assisted activities which may use Resale provisions include Single Family New Construction and Acquisition with Rehabilitation. The buyer must be purchasing the home to use as their sole principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not be buying the home for any other purpose, such as investment or rental property. The chart below identifies the affordability minimum periods for recapture and resale.

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

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

sales price.

When HOME funds are used to acquire units, the City will ensure that the homeowner qualifies as a low-income family at the time the agreement is signed. If there is a transfer of title, the new homebuyer must qualify as a low-income family. To maintain affordable units, the City will assist with the cost of any rehabilitation for the house to be acquired and/or assist another homebuyer in the purchase of the home. It is understood, the total amount of the original assistance and additional HOME assistance may not exceed the maximum per unit subsidy amount established under 92.250. The City will take into account the estimated value of the property, after rehabilitation and make sure that it does not exceed 95% of the median purchase price for the area.

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

The City of Decatur 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 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.

N/A

Attachments

Citizen Participation Comments



CITY OF DECATUR, ILLINOIS

#1 GARY K. ANDERSON PLAZA

DECATUR, ILLINOIS 62523-1196

FOR IMMEDIATE RELEASE

October 11, 2019

City of Decatur 2020-2024 Consolidated Plan meetings being held October 30, 2019

The City of Decatur invites interested persons, organizations, and agencies to participate in the development of 2020-2024 Consolidated Plan. The City will hold two public meetings to gather information to assess the community's current needs, identify resources available to meet the needs, and set a long-term strategy and short-term action steps to address the priority of unmet needs.

The meetings will be held Wednesday, October 30, 2019, at the Decatur Civic Center, 1st Floor Classrooms. The first meeting is scheduled for 12:00 noon. The second meeting is scheduled for 5:30 P.M. The Decatur Civic Center is located at: 1 Gary K. Anderson Plaza, Decatur, Illinois.

The 5-year Consolidated Plan guides the City in its use of funding received annually from the U.S. Department of Housing and Urban Development (HUD) to assist in providing decent housing, suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons. The document serves as a tool for other community organizations seeking federal funding for program which support these goals.

The Consolidated Plan is a planning document for the City which builds on a participatory process among citizens, organizations, business, and other stakeholders. The document provides a strategy for carrying out HUD programs.

Comments received from the public meetings and surveys to be distributed at the public meetings will be used in preparing a draft Consolidated Plan. The draft will list proposed goals and activities designed to meet identified needs. A public meeting for the draft 2020-2024 Consolidated Plan will be held in February 2020. The final document shall be submitted to HUD in March 2020.

Comments and questions concerning the Consolidated Plan or public meetings may be submitted to: 5yearplan@decaturil.gov or contact Vickie Buckingham at (217) 424-2777. Written comments can be mailed to City of Decatur- Neighborhood Services Division, #1 Gary K. Anderson Plaza, Decatur, IL 62523.

For more information contact: Richelle D. Irons, Neighborhood Services Manager 2174242864 or riron@decaturil.gov.

CERTIFICATE OF PUBLICATION

State of Illinois) ss.
County of Macou)

I, the undersigned, do hereby certify that I am the publisher of DECATUR TRIBUNE, a public and secular newspaper of general circulation, published weekly in the City of Decatur, Macon County, Illinois, and that the same has been regularly published for at least one year prior to the date of the first publication of the notice hereinafter mentioned, and is qualified as a newspaper as defined in Act - Chapter 100, Sections 1 and 5, Illinois Revised Statutes.

I further certify that a notice, or advertisement, of which the annexed is a true printed copy, has been regularly published in said newspaper, _____ times, once in each week for _____ successive weeks, the first publication thereof having been made in the issue of the DECATUR TRIBUNE on the _____ day of _____ A.D. 2015, and the last publication thereof having been made in the issue of said newspaper published on the _____ day of _____ A.D. 2015. Fee \$1.50.

IN WITNESS WHEREOF, I have hereunto set my hand at Decatur in said County and State, this _____ day of _____ A.D. 2015.

Carol V. Debus

Publisher

DECATUR TRIBUNE

Received Payment

By _____

City of Decatur 2020-2024 Consolidated Plan meetings

being held October 30, 2019.

The City of Decatur invites interested persons, organizations, and agencies to participate in the development of 2020-2024 Consolidated Plan. The City will hold two public meetings to gather information to assess the community's current needs, identify resources available to meet the needs, and set a long-term strategy and action plan. Action steps to address the priority of the community will be discussed.

The meetings will be held Wednesday, October 30, 2019, at the Decatur Civic Center, 1st Floor, Eastroom. The first meeting is scheduled for 12:00 noon. The second meeting is scheduled for 5:30 p.m. The Decatur Civic Center is located at 1 Gary K. Anderson Plaza, Decatur, Illinois.

The 5-year Consolidated Plan guides the City in seeking funding (received annually from the U.S. Department of Housing and Urban Development (HUD)) to assist in providing decent housing, suitable living environment, and expanded economic opportunities primarily for low- and moderate-income persons. The document serves as a tool for other community organizations seeking federal funding for programs which support these goals.

The Consolidated Plan is a planning document for the City which includes a participatory process involving citizens, organizations, business, and other stakeholders. The document provides a strategy for carrying out HUD's programs.

Comments received from the public meetings and surveys to be distributed at the public meetings will be used in preparing a draft Consolidated Plan. The draft will list proposed goals and activities designed to meet identified needs. A public meeting for the draft 2020-2024 Consolidated Plan will be held on February 20, 2020. The final document will be submitted to HUD in March 2020.

Comments and questions concerning the Consolidated Plan or public meetings may be submitted to development@decaturil.gov or contact Vella Buchanan at (217) 424-2777. Written comments can be mailed to City of Decatur, Neighborhood Services Division, #1 Gary K. Anderson Plaza, Decatur, IL 62523.

For more information contact: Michelle D. Brown, Neighborhood Services Manager (217) 424-2664 or mbrown@decaturil.gov

Consolidated Plan

Welcome and Introductions

Purpose of the Plan Meeting

The City of Decatur's citizen participation plan requires that we provide a process of participation at the community-wide level with regard to our programs.

To receive input from the community we are holding various information meetings including this one today:

Purpose of the Consolidated Plan

The Consolidated Plan is designed to help local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. Through the Consolidated Plan (often called the "Con Plan"), jurisdictions engage the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of HUD programs. By consulting and collaborating with other public and private entities, jurisdictions can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the formula block grant programs: **Community Development Block Grant (CDBG) Program, & HOME Investment Partnerships (HOME) Program**

The Consolidated Plan, which may have a duration of between 3 and 5 years, describes the jurisdiction's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

Included in the plan are: a glossary, certifications, tables with specific objectives, maps, minutes and responses from the public meetings.

So....

The COD receives 2 annual allocations from HUD:

Community Development Block Grant (CDBG)—which has national objectives of: elimination of slum and blight, benefit low-moderate income persons, meet a need having a particular URGENCY. 2019---1.4 million

HOME Investment Partnership \$\$\$\$, ---which has objectives of

- 1) Providing decent affordable housing to lower-income households
- 2) Expanding the capacity of nonprofit providers,
- 3) Strengthening the ability to state and local government to provide housing and
- 4) Leveraging private-sector participation

2019--- 425K

We anticipate that over the next 5 years we will receive over \$8 million between CDBG & HOME

Program have been funded in the past:

Rehabilitation Program (CDBG and HOME): emphasizing: accessibility, roof replacements, energy conservation;

Emergency
Continue funding feasible CHDO projects
Homebuyer
Demolition
Code Enforcement

Consolidated Plan process--Vickie

Through the collection of information from surveys, public meetings, one-on-one meetings, small groups and review of various agency needs assessment documents, existing programs/sources and needs are identified and prioritized.

*Currently, the Neighborhood Services Division is gathering input from residents through meetings and surveys. We ask residents to return completed surveys by Friday, November 15th to the Neighborhood Services Division, 1 Gary K. Anderson Plaza, Decatur, IL. Comments may be provided by e-mail to: 5yearplan@dccaturil.gov.

A Draft 5-year Consolidated Plan will be made available for public review and comment toward the end of January. It will be available in February. Another public meeting will be scheduled in February for additional public input. The document will be submitted to HUD mid-March.

Questions and Comments

There were no questions or comments received.



DECATUR JOBS COUNCIL
 CONSOLIDATED PLAN 2020-2024
 SIGN-IN SHEET

Thursday, October 24, 2019 at 11:30 A.M. - 1st Floor Civic Center, 1 Gary K. Anderson Pl., Decatur, IL 62523

PRINT YOUR NAME	YOUR SIGNATURE	AGENCY REPRESENTED	EMAIL/ PHONE #
1. Brandi Brown	<i>Brandi Brown</i>	<i>Shil</i>	b.brown72@yahoo.com 219 428-2441
2. Cindy Jackson	<i>Cindy Jackson</i>	Good Samaritan Inn	good.samaritaninn.org
3. Jenica Moyer	<i>Jenica Moyer</i>	Hedge Behavioral Health Center	jmoyle@hedge.net.org
4. Colecia Morton	<i>Colecia Morton</i>	DOVE INC./HOMEWARD BOUND	cmorton@doveinc.org 217 362-7100 ext 124
5. Deanna Kravson	<i>Deanna Kravson</i>	Dove Homebound Bound	deanna@doveinc.org
6. Dana Miller	<i>Dana Miller</i>	workforce	217 362-7100 ext 125
7. Simonea Garrett	<i>Simonea Garrett</i>	Transitional Solutions	217 362-8767
		WIS	217 362-8765



DECATUR JOBS COUNCIL
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Thursday, October 24, 2019 at 11:30 A.M. - 1st Floor Civic Center, 1 Gary K. Anderson Pl., Decatur, IL 62523

PRINT YOUR NAME	YOUR SIGNATURE	AGENCY REPRESENTED	EMAIL / PHONE #
1. Kenie Marlow	<i>Kenie Marlow</i>	Decatur Housing Authority	423-1190 kenie.marlow@decaturhousing.com
2. Melissa F. Aldridge	<i>Melissa Aldridge</i>	Decatur Housing Authority	423-7711 maldridge@decaturhousing.com
3. Karen Allen	<i>Karen Allen</i>	Workforce Investment Solutions	KALLEN@MUNIS.ORG 217-875-8291
4. Shannon Mitheson	<i>Shannon Mitheson</i>	Crossing	SMITHESON@crossinghr.com 217-412-8934
5. Elizabeth Ann	<i>Elizabeth Ann</i>	Project Read Plus	217-425-7393 ELIZABETH@PROJECTREAD.ORG
6. Julie Rempreux		Project Read Plus	
7.			

Minutes for Community Meeting at the Belvedere
225 W. Wood St, Decatur, IL 62523 9:30 AM

The meeting started at 9:30 AM. In attendance were Vickie Buckingham and Lacie Clizy. There were numerous staff and residents of the Belvedere in attendance. Vickie Buckingham started the meeting by explaining what CDBG and HOME grants are and their function for the City of Decatur. After explaining our roles and the functions of the grant money from the Department of Housing and Urban Development we asked that the attendees sign in and take a survey. Vickie explained that although we encourage everyone to fill out a survey, they are not mandatory and that people could verbally express to us their questions and concerns.

Numerous attendees expressed their concerns about the lack of snow removal on City sidewalks during the winter. They stated that with having limited mobility (some are confined to wheelchairs or use walkers) and being dependent on public transit made it impossible for them to leave their residence if there is snow on the ground due to not being able to traverse the snow on the sidewalks. It was also brought to our attention that some of the bus shelters will fill with snow and are not cleared out, thus making them unusable by individuals with limited mobility.

An attendee asked for more information regarding the HOME program and how/what it fixed. Vickie explained that the HOME program was used to fix the homes of homeowners that lived in their homes if they met a limited income. She explained how the grant could also be used to assist individuals with purchasing a home through down payment assistance. She also asked about how to apply for this grant. Vickie explained what the Residential Rehabilitation and Emergency programs are and how to apply for them. She told everyone about the Residential Rehabilitation Lottery Box and how it was currently open through Nov. 22, 2019.

An attendee asked if CDBG grants could be used to fix the streets. Vickie explained that CDBG had to be used strategically for individuals of a limited income and so only certain road repairs/sidewalk improvements could be made. She referenced how we had used CDBG funds to fix the sidewalks in the OKO neighborhood and make sure all of them were accessible.

Numerous attendees stated that the trees in Decatur are overgrown and are obscuring the street lights; thus making neighborhoods unsafe, especially in areas with an already higher rate of crime. It was also expressed to us that the overgrown trees also obscure stop signs and can make driving conditions unsafe. Vickie responded and explained how the City of Decatur's Code Enforcement Division operates. She instructed the attendees to please call in with complaints about unsafe conditions or concerns because it helps us to identify areas of need.

A comment was made that the City should do community gardens on the vacant lots. Vickie spoke about the numerous community gardens (such as Mercy gardens) that have been developed on the vacant lots. She also mentioned how the City was considering a side lot program in which they would offer to sale adjoining vacant lots to the homeowners next to them.

Numerous attendees were concerned about the blighted and boarded up houses in Decatur and the potential for people to break in to them and live in them. Vickie mentioned code enforcement again and walked the attendees through the legal process of being able to legally board up and eventually

demolish the blighted homes. We spoke about the City Manager's initiative to demolish more houses in the coming years.

Some attendees expressed concern over vandals destroying the bus stop in front of the Belvedere. Vickie provided the non-emergency number to the police station and encouraged the attendees to call and report any suspicious activity around the bus station.

A question was asked about how seniors who are homebound homeowners would find out about the grant programs? Vickie answered that we publish the information in newspapers, on the City's website, on major news outlets, and on flyers.

The question was asked whether the Paint Program (circa 1990's) was still being done. Vickie answered no, that the paint program was stopped due to Lead Based Paint hazards.



COMMUNITY MEETING AT THE BELVEDERE
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Wednesday, October 23, 2019 at 9:30 A.M. - Belvedere Centre Plaza, 225 W. Wood St, Decatur, IL 62523

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS	EMAIL ADDRESS
1. George Lee			
2. George Brown			
3. Richard Pithell			
4. John Mitchell			
5. Megan Kruse			
6. Carol Strubbe			
7. Ruthie Snipes	Ruthie Snipes	725 W. Wood St. apt. 712	



COMMUNITY MEETING AT THE BELVEDERE
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Wednesday, October 23, 2019 at 9:30 A.M. -- Belvedere Centre Plaza, 225 W. Wood St, Decatur, IL 62523

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS	EMAIL ADDRESS
1. Patricia Frawley	Patricia Frawley	225 W. Wood St Decatur IL 62523	
2. Debbie Dault	Debbie Dault	225 W. Wood St	
3. Anne Graham	Anne Graham	225 W. Wood	
4. Janie Gray	Janie Gray	225 W. Wood	
5. Trina Sims	Trina Sims	225 W. Wood	
6. Kris Skivver	Kris Skivver	225 W. Wood	
7. Marcos Chapman	Marcos Chapman	225 W. Wood	Ad gmail.com



COMMUNITY MEETING AT THE BELVEDERE
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Wednesday, October 23, 2019 at 9:30 A.M. - Belvedere Centre Plaza, 225 W. Wood St, Decatur, IL 62523

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS	EMAIL ADDRESS
1. Jill Jones	<i>Jill Jones</i>	1320 E. Wood St	jilljones@att.net
2. Jeremy Jones	<i>Jeremy Jones</i>	1408 E. Division St.	jeremyjones@swtprop.com
3. REGINALD LAMM	<i>Reginald Lamm</i>	225 W. Wood St	POT 613
4. <i>Freddie Brooks</i>			
5. John Darrell Lee	<i>John Darrell Lee</i>	225 W. Wood St	APT 703
6. Michael Ray Staples	<i>Michael Ray Staples</i>	225 W. Wood St	815
7. David B. Blomberg	<i>David B. Blomberg</i>	225 W. Wood St	APT #404



COMMUNITY MEETING AT THE BELVEDERE
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Wednesday, October 23, 2019 at 9:30 A.M. - Belvedere Centre Plaza, 225 W. Wood St, Decatur, IL 62523

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS	EMAIL ADDRESS
1. Stephen Tyus	<i>St Ty</i>	225 W. Wood St Apt # 413	N/A
2. Malinda Creek	<i>Malinda Creek</i>	225 W. Wood St Apt # 502	none
3. Debbie Reed	<i>Debbie Reed</i>	225 W Wood St Apt 214	NONE
4. Clayton Brewer	<i>Clayton Brewer</i>	225 W. Wood St 918	NONE
5. Penak McBrink	<i>Penak McBrink</i>	225 W. Wood St Apt 214	None
6. Ms. Brenda Wayne	<i>Brenda Wayne</i>	BCP 225 W. Wood Decatur, IL 62523	N/A
7.			

Minutes for Community Meeting/Outreach at Good Samaritan Inn
Wednesday, February 26, 2020 at 11:30 AM, 920 N. Union St., Decatur, IL 62522

The meeting started at 11:30 AM. In attendance were Vickie Buckingham, Lacie Elzy, and Tim Dudley. There were numerous staff and patrons of the Good Samaritan Inn in attendance. Due to the nature of the program at Good Samaritan Inn, staff set up a table by the doors and allowed the patrons to approach us. Many patrons did not feel comfortable signing the sign in sheet.

Some patrons were curious as to the programs that the City of Decatur offers for homeowners; all patrons that inquired stated that they were not homeowners, but that they knew family members who may benefit from the programs. Both Vickie and Lacie explained to multiple patrons the parameters of the CDBG and HOME grant programs offered by the City of Decatur including larger projects such as sidewalks and sewers.

Numerous attendees expressed their interests in the Census 2020 hiring requirements. Tim Dudley was in attendance to promote the hiring and outreach to local City of Decatur Residents. Both Vickie Buckingham and Lacie Elzy assisted in answering patrons' questions in relation to the hiring requirements of the Census 2020 program.



CONSOLIDATED PLAN 2020-2024/ACTION PLAN 2021
PUBLIC MEETING AT GOOD SAMARITAN INN
SIGN-IN SHEET

Wednesday, February 23, 2020 at 11:30 AM - at the Good Samaritan Inn,
920 N. Union St, Decatur, Illinois 62522

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUP REPRESENTED
1. Francie Johnson	<i>Francie Johnson</i>	440 E. Logan	Resident
2. Justine Huff	<i>Justine Huff</i>	333 S. Main	Resident
3. ALAN BEAVERS	<i>Alan D. Beavers</i>	867 N. CHURCH ST	RENTAL RESIDENT
4. Mike McQuinn	<i>Mike McQuinn</i>	1444 E. Grand	Resident
5. Rayton McBinnery	<i>Rayton McBinnery</i>	243 W. Corda	Res
6. Tom Binkley	<i>Tom Binkley</i>	X	
7. Glen Hargis	<i>Glen Hargis</i>	1155 Indiana Ct,	Resident



CONSOLIDATED PLAN 2020-2024/ACTION PLAN 2021
PUBLIC MEETING AT GOOD SAMARITAN INN
SIGN-IN SHEET

Wednesday, February 26, 2020 at 11:30 A.M. - at the Good Samaritan Inn,
920 N. Union St, Decatur, Illinois 62522

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUP REPRESENTED
1.			
2. Tony Currie	Tony Currie		
3. Anthony Neal	Anthony Neal		
4. Vanessa Kagg	Vanessa Kagg		
5. Terilyn Kagan	Terilyn Kagan	ter.k4@pana.com	
6.			
7.			

2020-2024 Con Plan and 2021 Action Plan

Minutes for Community Meeting at the Decatur Macon County Senior Center

Tuesday, Feb. 25, 2020 @ 1430 N. 22nd St., Decatur, IL 62526 11:00 AM

The meeting started at 11:00 AM. In attendance were Vickie Buckingham and Lacie Elzy. There were numerous staff and residents of the Senior Center in attendance. Vickie Buckingham started the meeting by explaining what CDBG and HOME grants are and their function for the City of Decatur. After explaining our roles and the functions of the grant money from the Department of Housing and Urban Development we asked that the attendees sign in and take a survey. Vickie explained that although we encourage everyone to fill out a survey, they are not mandatory and that people could verbally express to us their questions and concerns.

Vickie explained that the Residential Rehabilitation program was used to fix the homes of homeowners that lived in their homes if they met a limited income. Vickie explained what the Residential Rehabilitation and Emergency programs are and how to apply for them. She told everyone about the Residential Rehabilitation Lottery Box and how it was closed on Nov. 22, 2019. Lacie explained the role that Lead Based Paint Hazards played in the Rehabilitation programs and the proactive stances that both the State of IL and the City of Decatur have taken regarding Lead based Paint. Lacie stated that there are misconceptions regarding Senior Citizens and lead poisoning.

Vickie explained that CDBG had to be used strategically for individuals of a limited income and so only certain road repairs/sidewalk improvements could be made. She referenced how we had used CDBG funds to fix the sidewalks in the OKO neighborhood and make sure all of them were accessible. She also stated that CDBG funds could be used to fund social service agencies.

Numerous attendees stated that the trees in Decatur are overgrown and are obscuring the streetlights; thus making neighborhoods unsafe, especially in areas with an already higher rate of crime. It was also expressed to us that the overgrown trees also obscure stop signs and can make driving conditions unsafe. Vickie responded and explained how the City of Decatur's Code Enforcement Division operates. She instructed the attendees to please call in with complaints about unsafe conditions or concerns because it helps us to identify areas of need.

Numerous attendees were concerned about the blighted and boarded up houses in Decatur and the potential for people to break into them and live in them. Vickie mentioned code enforcement again and walked the attendees through the legal process of being able to legally board up and eventually demolish the blighted homes. We spoke about the City Manager's initiative to demolish more houses in the coming years.

A question was asked about how seniors who are homebound homeowners would find out about the grant programs? Vickie answered that we publish the information in newspapers, on the City's website, on major news outlets, and on flyers.

Vickie and Lacie informed the agencies present as well as the Residents about the importance of the 2020 Census and provided hand out materials in regard to it. One on one consultations were held with both agencies and individuals. The meeting adjourned at 12:30 PM.



CONSOLIDATED PLAN 2020-2024/ACTION PLAN 2021
PUBLIC MEETING AT DECATUR-MACON COUNTY SENIOR CENTER
SIGN-IN SHEET

Tuesday, February 25, 2020 at 11:00 AM – at the Decatur Macon County Senior Center,
1430 N. 22nd St, Decatur, Illinois 62526

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUP REPRESENTED
1. Mary Cuppernell	Mary Cuppernell	516 W Maple Ave	
2. Pat Boggs	PAT BOGGS	1445 Woodlawn Rd Mt Zion	
3. Brenda Kacorn	Brenda Kacorn	1061 N. WOODLAWN AV DECATUR IL 62526	
4. Cheryl Frost	Cheryl Frost	7970 W 74th St	
5. Tom Bung	Tom Bung	Highway 62537 602 Lexington Ct	
6. Sandra Currie			
7. Karen Rader	K. Rader		



CONSOLIDATED PLAN 2020-2024/ACTION PLAN 2021
PUBLIC MEETING AT DECATUR-MACON COUNTY SENIOR CENTER
SIGN-IN SHEET

Tuesday, February 25, 2020 at 11:00 AM ~ at the Decatur Macon County Senior Center,
1430 N. 22nd St, Decatur, Illinois 62526

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUP REPRESENTED
1. Leslie Stansbury	<i>Leslie Stansbury</i>	<i>lesstansbury@comcast.net</i>	Senior Center
2. Julie Walker	<i>Julie Walker</i>	<i>juliew@chelpil.org</i>	CHERP
3. Harriet Sadouski	<i>Harriet Sadouski</i>	<i>angelot3@yahoo.com</i>	Senior Center
4. Winnie Grever	<i>Winnie Grever</i>		St. Andrew
5. Harriet Sadouski	Harriet Sadouski		
6. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
7. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
8. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
9. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
10. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
11. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
12. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
13. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
14. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
15. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
16. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
17. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
18. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
19. Harriet Sadouski	Harriet Sadouski	Harriet Sadouski	
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CONSOLIDATED PLAN 2020-2024/ACTION PLAN 2021
PUBLIC MEETING AT DECATUR-MACON COUNTY SENIOR CENTER
SIGN-IN SHEET

Tuesday, February 25, 2020 at 11:00 AM - at the Decatur Macon County Senior Center,
1430 N. 22nd St, Decatur, Illinois 62526

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUPE REPRESENTED
1. Randy Gilbert	<i>Randy Gilbert</i>	1250 N 18 th Decatur IL 62521	
2. Howard Miller	<i>Howard Miller</i>	840 W 18 th Street M. T. Zion	
3. Deanna Thomas	<i>Deanna Thomas</i>	1797 E 22 nd St M. T. Zion	
4.			
5.			
6.			
7.			

Minutes for Community Meeting at the Coalition of Neighborhood Organizations (CONO) Meeting
Tuesday, September 24, 2020 at 5:30 PM, Decatur Public Library, Decatur, IL

The meeting started at 5:30PM. In attendance were Richelle Irons, Vickie Buckingham and Lacie Elzy. There were numerous CONO board members and Representatives from local Neighborhood Groups. Vickie Buckingham started the meeting by explaining what CDBG and HOME grants are and their function for the City of Decatur. After explaining our roles and the functions of the grant money from the Department of Housing and Urban Development we asked that the attendees sign in and take a survey. Vickie explained that although we encourage everyone to fill out a survey, they are not mandatory and that people could verbally express to us their questions and concerns.

Numerous attendees expressed their concerns about the needs of their various neighborhoods including: Trees and Shrubbery that obstruct traffic and lights, condition of sidewalks, status of vacant and abandoned structures, neighbors who do not follow the City Codes, Code enforcement procedures, how they may apply and use grant funds for their neighborhood projects.

Vickie explained what the Residential Rehabilitation and Emergency programs are and how to apply for them. She told everyone about the Residential Rehabilitation Lottery Box and how it will open Oct 2019 through Nov. 22, 2019.

An attendee asked if CDBG grants could be used to fix the streets. Vickie explained that CDBG had to be used strategically for individuals of a limited income and so only certain road repairs/sidewalk improvements could be made. She referenced how we had used CDBG funds to fix the sidewalks in the OKO neighborhood and make sure all of them were accessible.

**2020-2024 Consolidated Plan – Citizen Participation Plan
Community Development Needs Process and Data Analysis
CONO Meeting - September 24, 2019**

The City of Decatur, Illinois is an entitlement community which receives an annual allocation of Community Development Block Grant (CDBG) and HOME funds from the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD). In order to receive funding from Housing and Urban Development (HUD), local governments, called entitlements, are required to submit a **Five-Year Consolidated Plan**. The Consolidated Plan must identify the city's plan to pursue the goals for its community planning and development programs, as well as for housing programs.

In accordance with HUD's guidelines, the Neighborhood Services Division will develop a **Five-Year Consolidated Plan for 2020-2024**. The Con Plan must be more than just an application for federal funding, however. Its function is to serve as:

- a planning document for the jurisdiction, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- a submission for federal funds under HUD's formula grant programs for jurisdictions;
- a strategy to be followed in carrying out HUD programs; and
- a management tool for assessing performance and tracking results.

The Con Plan is required to analyze the community's current situation and needs, identify resources available to meet the needs, and set a unified vision and long-term strategies and short-term action steps to address priority unmet needs. It also can, and is, used as a resource in securing other grants by the City and other local governmental units and public agencies. The Con Plan also includes Decatur's **Citizen Participation Plan** which, as required, provides for and encourages citizens to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan and the performance report.

In short, the Con Plan is intended to be a living, working document that assists the entire community in working together to address the goals for its residents. It is the intent of this document to serve that purpose for the City of Decatur, Illinois.

A. Lead Agency

The City of Decatur receives two types of funding each year from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds. All program and funding decisions are approved by the Mayor and City Council.

B. The Planning Process

Neighborhood Services staff began the process of developing the 2020-2024 Five-Year Consolidated Plan this summer. Citizen participation and consultation are two integral components of the consolidated planning process. Accordingly, two **public hearing** will be held **October 30th. The meetings will be held at the Decatur Civic Center, the first-floor classroom. The first meeting is scheduled at noon on the 30th. The second meeting is scheduled at 5:30.** The meetings will explain the planning process and solicit comments regarding the needs and priorities of Decatur residents as they related to decent housing, suitable living environments, and expanded economic opportunity. Surveys will also be distributed electronically through email and the City of Decatur's website for easy access and data analysis. Furthermore, the surveys will also be distributed to applicants of CDBG and HOME-funded programs.

Consultations will be held with stakeholder representatives of area housing and public service agencies to ascertain existing conditions, needs and priorities regarding the population groups which they serve. Entities to be interviewed may include but are not limited to those representing housing, public housing, homelessness, education, economic development, and public services for youth, seniors, and people with mental and physical disabilities, health care and the faith community. Staff will distribute surveys at various meetings for completion by providers and agency representatives and for distribution to and solicitation of input from their client base.

The information received through public comments, agency consultations, and data gathering (including the CHAS data, Census data, and other sources) will be used to prepare a draft Consolidated Plan which includes the Strategic Plan outlining the City's priority needs, goals, and objectives. The complete *Draft Consolidated Plan and FY2020 Action Plan* will be presented in January 2020 and will be available to discuss at a public hearing. The Draft will be made available on the City's website and at three public locations: Economic and Community Development Department-Neighborhood Services Division office, the Decatur Public Library, and the Decatur Housing Authority.



AGENCY MEETING-CONO
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Tuesday, September 24, 2019 at 5:30 p.m. - Decatur Public Library

PRINT YOUR NAME	YOUR SIGNATURE	E-MAIL ADDRESS or MAILING ADDRESS	GROUP REPRESENTED
1. Saita Schreiner	<i>Saita Schreiner</i>	sschreiner@decaturga.gov	CONO/Dece
2. Bernice Louny	<i>Bernice Louny</i>	mrs.kj33marchese@decaturga.gov	Fans Field
3. Jim Spaniol	<i>Jim Spaniol</i>	jspaniol@gmail.com	west end
4. BRAD BERRY	<i>Brad Berry</i>	brkinds@decaturga.gov	NPAP NW CONDO BOARD
5. Toni Snipes	<i>Toni Snipes</i>	cityofpraise-2013@yahoo.com	CITY OF 16th DISTRICT CHURCH square
6. Marilyn Rosenberger	<i>Marilyn Rosenberger</i>	snipsendress@yahoo.com	Holiday Hills Neighborhood
7. Paul Rosenberger	<i>Paul Rosenberger</i>	pervin@decaturga.gov	" "



AGENCY MEETING-CONO
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Tuesday, September 24, 2019 at 5:30 p.m. - Decatur Public Library

PRINT YOUR NAME	YOUR SIGNATURE	E-MAIL ADDRESS or MAILING ADDRESS	GROUP REPRESENTED
1. Dr. Stephen Bopp	<i>[Signature]</i>	dr.stephenbopp@yahoo.com	New West End Neighborhood Watch
2. Diana Pace	<i>[Signature]</i>	dianna-pace@yahoo.com	(NWEENWG) New West End Neighborhood Watch Group
3. Mark Odham	<i>[Signature]</i>	acodham@decaturilga.gov	Decatur PD
4. Jason Penlee	<i>[Signature]</i>	penlee217@comcast.net	Greenwood Area Neighborhood Organization
5. Charles Louky	<i>[Signature]</i>	CharlesLouky@SSE.com	FFHA
6. Allen D. Strickland	<i>[Signature]</i>	allen@millikenhigh.org	Milliken High School
7. Joyce Keller	<i>[Signature]</i>	joyce.keller@decaturilga.gov	OKC/LAWC



AGENCY MEETING-CONO
CONSOLIDATED PLAN 2020-2024
SIGN-IN SHEET

Tuesday, September 24, 2019 at 5:30 p.m. - Decatur Public Library

PRINT YOUR NAME	YOUR SIGNATURE	E-MAIL ADDRESS or MAILING ADDRESS	GROUP REPRESENTED
1. <i>Ker West</i>	<i>Ker West</i>	<i>same</i>	<i>WELA</i>
2. <i>Francis Johnson</i>	<i>Francis Johnson</i>	<i>frjohns41@decapublib.net</i>	<i>FFA/CONO</i>
3. <i>Bernice Long</i>	<i>Bernice Long</i>	<i>mslg323@macos.sagepublib.net</i>	<i>FFA</i>
4. <i>Virginia Goodson</i>	<i>Virginia Goodson</i>	<i>vgoodson@decapublib.net</i>	<i>WELA</i>
5. <i>Theresa Joyner</i>	<i>Theresa Joyner</i>	<i>thajoyner@decapublib.net</i>	<i>SIA</i>
6. <i>Theresa Joyner</i>	<i>Theresa Joyner</i>	<i>thajoyner@decapublib.net</i>	<i>SIA</i>
7.			

Minutes for Community Meeting at the Lexington Highrise
Wednesday, March 4, 2020 at 9 AM, 1221 N. Van Dyke St, Decatur, IL 62522

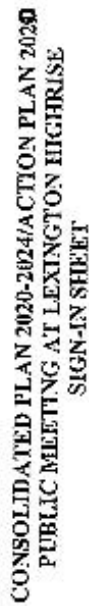
The meeting started at 9:00 AM. In attendance were Vickie Buckingham and Lacie Cizy. There were numerous staff and residents of the Lexington in attendance. Vickie Buckingham started the meeting by explaining what CDBG and HOME grants are and their function for the City of Decatur. After explaining our roles and the functions of the grant money from the Department of Housing and Urban Development we asked that the attendees sign in and take a survey. Vickie explained that although we encourage everyone to fill out a survey, they are not mandatory and that people could verbally express to us their questions and concerns.

Numerous attendees expressed their concerns about the renovations being done on their high-rise. Many of them had comments about how disappointed they were that their new windows did not appear to have any screens. Staff instructed the attendants that any concerns for their building could be directed to the staff for DHA.

Vickie explained what the Residential Rehabilitation and Emergency programs are and how to apply for them. She told everyone about the Residential Rehabilitation Lottery Box and how it was currently open through Nov. 22, 2019.

An attendee asked if CDBG grants could be used to fix the streets. Vickie explained that CDBG had to be used strategically for individuals of a limited income and so only certain road repairs/sidewalk improvements could be made. She referenced how we had used CDBG funds to fix the sidewalks in the OKO neighborhood and make sure all of them were accessible.

Some attendees expressed concern over the condition of local side-walks and the accessibility status of the bus stops around the Lexington High Rise. There were also concerns over vandals destroying the bus stop in front of the Lexington. Vickie provided the non-emergency number to the police station and encouraged the attendees to call and report any suspicious activity around the bus station.



Wednesday, March 4, 2020 at 9:00 AM - at the Lexington Highrise,
1221 N. Van Dyke St. Decatur, Illinois 62522

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUP REPRESENTED
1. Johnny Snipes	<i>Johnny Snipes</i>	607	SELF
2. Linda A. Brown	<i>Linda A. Brown</i>	604	SELF
3. Lisa White	<i>Lisa White</i>	409	SELF
4. Angela Ballard	<i>Angela Ballard</i>	201	SELF
5. Pam Cobb	<i>Pam Cobb</i>	430	SELF
6. Victoria Miller	<i>Victoria Miller</i>	307	SELF
7. Wanda H. H. H.	<i>Wanda H. H. H.</i>	408	SELF



**CONSOLIDATED PLAN 2020-2024/ACTION PLAN 2020
PUBLIC MEETING AT LEXINGTON HIGHRISE
SIGN-IN SHEET**

Wednesday, March 4, 2020 at 9:00 AM - at the Lexington Highrise,
1221 N. Van Dyke St, Decatur, Illinois 62522

PRINT YOUR NAME	YOUR SIGNATURE	MAILING ADDRESS OR EMAIL	GROUP REPRESENTED
1. James Gosch	James Gosch	Apt 308	Self
2. Mary Killings	Mary Killings	Apt 303	Self
3. Mary Killings	Wynne Killings	Apt 418	Self
4. Chuck Dan	Charles Elan	Ap. 306	Self
5. Theresa Devine	Theresa Devine	H 312	SELF
6. Jamie W. K. K.	Jamie W. K. K.	APT 601	Self
7. Mike B. B. B.	Mike B. B. B.	APT 602	Self
8. Mike B. B. B.	Mike B. B. B.	APT 601	Self



CITY OF DECATUR, ILLINOIS

#1 GARY K. ANDERSON PLAZA

DECATUR, ILLINOIS 62523-1196

NOTICE OF FIVE-YEAR CONSOLIDATED PLAN 2020-2024 **2020 ACTION PLAN PUBLIC COMMENT PERIOD**

The City of Decatur will host a public hearing on the proposed 2020-2024 Five-Year Consolidated Plan and the 2020 Action Plan at 12:00 noon on March 4, 2020 in the City Council Chamber of the Decatur Civic Center.

The Consolidated Plan documents the City's proposed five-year goals, strategies and activities as they relate to the spending of its federal Community Development Block Grant (CDBG) and HOME Investment Partnership allocations. The Action Plan outlines how federal resources will be spent during the 2020 fiscal year to address these goals. A copy of the draft will be available for public review beginning February 6, 2020 at the following locations:

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

Decatur Housing Authority
1808 E. Locust
Decatur, IL

Decatur Public Library
130 N. Franklin Street
Decatur, IL

City of Decatur's Website:
www.decaturnil.gov

Residents are encouraged to provide written comments during the review period and at the public hearing. The review period will end March 13, 2020. For more information, contact Richelle D. Irons, Interim Director, Community Development Department, at (217) 424-2864. Written comments may be sent to the City of Decatur, Community Development Department, #1 Gary K. Anderson Plaza, Decatur, IL 62523, or faxed to: (217) 450-2320 ATTN: Interim Director of Community Development Department. Comments may also be e-mailed to: 5YearPlan@decaturnil.gov.

CONSOLIDATED PLAN 2020-2024
ANNUAL ACTION PLAN 2020-2021

Decatur Civic Center-3rd Floor
City Council Chamber
Wednesday, March 4, 2020
12:00 Noon

AGENDA

Welcome and Staff Introductions

- Vickie Buckingham-Neighborhood Programs Administrator
- Lacie Elzy-Neighborhood Programs Specialist

Purpose of Public Meeting

- Citizen Participation

Purpose of the Consolidated Plan

Purpose of the Plans

- 2020 CDBG Program Allocations
- 2020 HOME Program Allocations

Process

Questions and Comments *NONE REVIEWED*

Please submit all written comments or surveys by Friday, March 13, 4:00 P.M. to the City of Decatur, Community Development Department-Neighborhood Services Division, #1 Gary K. Anderson Plaza, Decatur, IL 62523. Comments may also be e-mailed to: actionplan@decaturil.gov. Thank-you!



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4. The book is read, or likely to be read, by a large number of people, including the public and business newspaper and general-interest magazines, and is likely to be discussed, reviewed, and cited widely in the field of the discipline. *Abstracts in Biological and Chemical Sciences* and *Abstracts in Life Sciences* are the two abstracting services that regularly publish the first book one sees prior to the date of the first publication of the article in question; moreover, it is guaranteed that a newspaper, and a general-interest magazine, such as *Time*, *Newsweek*, or *Life*, will also be required to read the book.

[illegible]

IN WILLIAMS' *ANTI-FREEDOM*, I have been written out of the history of American literature and of the American South. This is the story of *Jefferson* (A. L. N. 2928, 2929).

DECLARATION OF INTEREST

Received February 11, 2003

1870-1871

NOTICE OF FIVE-YEAR CONSOLIDATED PLAN 2020-2024
2020 ACTION PLAN PUBLIC COMMENT PERIOD

to the 1944 election, the second time that the party had been elected to office. The party's success was due to a combination of factors, including the party's strong support in the rural areas, the party's strong support in the urban areas, and the party's strong support in the industrial areas.

the same time, the *Journal* was not only a source of information for the public, but also a platform for the expression of the author's views on the state of the country and the role of the press. In this sense, the *Journal* was a reflection of the author's political and social beliefs, and a record of the intellectual and cultural life of the time.

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FY 2020 ACTION PLAN AND 5 YEAR CONSOLIDATED PLAN 2020-2024

SIGN-IN SHEET

Wednesday, March 4, 2020 at 12 P.M. - Council Chambers, 3rd floor, Decatur Civic Center
City of Decatur, Civic Center, #1 Gary K. Anderson Plaza, Decatur, Illinois 62523

PRINT YOUR NAME	YOUR SIGNATURE	E-MAIL ADDRESS or MAILING ADDRESS	GROUP REPRESENTED
1.			
2.			
3.			
4.			
5.			
6.			
7.			

City of Decatur
Agency/Organization Survey
For
Community Needs/Assessment
2020-2024 Consolidated Plan

Which category best represents your organization/agency? Please mark one.

- ☐ Elected Official
- ☐ Real Estate Professional
- ☐ Trade/Profession Organization
- ☐ Housing
- ☐ Education (K-Post)
- ☐ Non-profit Service Provider
- ☐ Medical
- ☐ Mental Health
- ☐ Economic Development
- ☐ Finance

Is your organization a 501(c)(3) or 501(c)(4) non-profit? Yes__ or No__

Please circle the clientele you serve or represent (if any)?

Youth (school age to young adult) Seniors Homeless Persons
 Victims of Domestic Violence Persons with Disabilities (please indicate type): _____
 Other (please specify): _____

What geographic area do you serve? (Please circle all that apply)

Decatur Macon County Other (Please specify) _____

Clientele Income Levels: Using the chart provided below, what percentage of your clients fall into the provided household income categories (a rough estimate is fine).

Extremely Low Income: __% Very Low Income: __%
 Low Income: __% Above Low Income: __%

Household Size	1	2	3	4	5	6	7	8
Extremely Low	14,050	16,910	21,330	25,750	30,170	34,590	39,010	43,430
Very Low (50%)	23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200
Low (80%)	37,450	42,800	48,150	53,500	57,800	62,100	66,350	70,650

**City of Decatur
Agency/Organization Survey
For
Community Needs/Assessment
2020-2024 Consolidated Plan**

What type of services do you provide? (Please check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Mental Health Services | <input type="checkbox"/> Substance Abuse Treatment |
| <input type="checkbox"/> HIV/AIDS Services | <input type="checkbox"/> Youth Services |
| <input type="checkbox"/> Senior Services | <input type="checkbox"/> Education |
| <input type="checkbox"/> Housing-related services | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Housing (Permanent-Affordable) | |
| <input type="checkbox"/> Employment training/Job Placement Services | |
| <input type="checkbox"/> Other (Please specify): _____ | |

How are your clientele referred to your organization? (Please circle all that apply)

- | | | | |
|------------------|-------------------------|-------------------------------|------------|
| Newspaper | Outreach Efforts | Government Agencies | Colleagues |
| Web/Social Media | Community Organizations | Other (Please specify): _____ | |

Please rank the needs in the community based on the categories provided below.

1=Very low need, 2=Low need, 3=Moderate Need, 4=High Need, 5=Critical Need

Public Improvements/Infrastructure Need

- Street Improvement: ____
- Street Lighting: ____
- Sidewalk Improvement: ____
- Beautification/Enhanced Public Space: ____
- Historic Preservation: ____
- Other public improvements (Please specify): _____

Public Facilities Need

- Senior Centers: ____
- Youth Centers: ____
- Neighborhood/Community Facilities: ____
- Parks/Recreation Facilities: ____
- Child Care Centers: ____
- Other Public Facilities (Please specify): _____

City of Decatur
Agency/Organization Survey
For
Community Needs/Assessment
2020-2024 Consolidated Plan

Please rank the needs in the community based on the categories provided below.

1=Very low need, 2=Low need, 3=Moderate Need, 4=High Need, 5=Critical Need

Public Services Need

Youth: ____
Seniors: ____
Persons with Disabilities: ____
Health: ____
Housing Counseling: ____
Substance Abuse: ____
Crime Prevention: ____
Other Services (Please specify): _____

Economic Development Needs

Job Development/Creation: ____
Retail Development: ____
Technology Business Development: ____
Small Business Technical Assistance: ____
Small Business Loans: ____
Commercial Redevelopment/Financing: ____
Commercial/Industry pollution & clean-up: ____
Other Economic Development Needs (Please specify): _____

Rental Housing Needs

Section 8 Rental Assistance: ____
Rehabilitation for single family rental: ____
Rehabilitation for multi-unit rental: ____
Affordable new construction for rental units: ____
Rental housing for Elderly: ____ Disabled: ____ Single Persons: ____
Small Families (2-4 people): ____ Large Households (5 or more people): ____
Other Rental Housing Needs (Please specify): _____

Residential Needs for Homeowners

Modifications for person with disabilities: ____
Housing rehabilitation assistance (not general improvements) : ____
Credit Counseling/Foreclosure Prevention Counseling: ____
Other Homeowner Needs (Please specify): _____

City of Decatur
Agency/Organization Survey
For
Community Needs/Assessment
2020-2024 Consolidated Plan

Please rank the needs in the community based on the categories provided below.

1=Very low need, 2=Low need, 3=Moderate Need, 4=High Need, 5=Critical Need

Homeless Needs

Emergency Shelters for Families: ____ For Men: ____ For Women: ____
 Transitional Housing for Families: ____ For Men: ____ For Women: ____
 Supportive Services for Families: ____ For Men: ____ For Women: ____
 Maintenance of Existing Facilities: ____
 Mental Health Care: ____
 Life Skill Training: ____
 Case Management: ____
 Other Homeless Needs (Please specify): _____

Housing for Person with Special Needs

Assisted Living: ____ Housing for Persons with HIV/AIDS: ____
 Housing for Persons with Addictions: ____ Housing for Persons with Mental Illness: ____
 Other Needs for Housing People with Special Needs (Please specify): _____

Potential Homebuyer Needs:

Housing Counseling: ____
 Closing Cost Assistance: ____
 Credit Counseling: ____
 Second Mortgage/Down payment assistance: ____
 Other Potential Homebuyer Needs (Please specify): _____

Please rank the most common housing/neighborhood problems the community faces. Please rank the topics below (1=top priority, 2=second priority, etc.)

Vacant/unsafe housing: ____
 Homelessness: ____
 Abandoned lots: ____
 Overcrowded housing: ____
 Affordable, safe housing: ____
 Other Issue (Please specify): _____

**City of Decatur
Agency/Organization Survey
For
Community Needs/Assessment
2020-2024 Consolidated Plan**

In the space below, please identify any concerns not represented in the survey:

Organization/Agency: _____
Address: _____
Representative's Name/Title: _____
Phone number: _____
E-mail: _____

Please submit your completed survey to the Neighborhood Services Division, 1 Gary K. Anderson Plaza, Decatur, IL 62523 on or before November 15, 2019.

Thank-you for your participation in this survey.

**City of Decatur
Citizen Participation Survey
2020-2024 Consolidated Plan**

We need your input! In preparation for the creation of the Consolidated Plan for the City of Decatur, we need to hear from you. The Consolidated Plan establishes needs and creates priorities for the next five years (2020-2024) in the areas of:

- decent affordable housing
- a suitable living environment
- expanded economic opportunities (focusing on low/moderate income residents)

These needs and priorities can include a wide range of topics such as (but not limited to) the availability, condition and affordability of housing; housing for people with special needs and the homeless; transportation; recreation; education and job training; public services and facilities; services and facilities for youth and the elderly, etc. The Consolidated Plan also serves as a guide for the use of funds which the City receives annually from the U.S. Department of Housing and Urban Development.

Thank you for taking the time to complete the attached survey that will assist us in developing a Consolidated Plan that reflects the needs of the community.

Please submit all comments by Friday, **November 15, 2019** to Richelle D. Irons, City of Decatur, Neighborhood Services Division, #1 Gary K. Anderson Plaza, Decatur IL 62523, or e-mail to: 5yearplan@decaturil.gov. For questions please contact Vickie Buckingham by phone: 217- 424-2777 or email: vbuckingham@decaturil.gov.



City of Decatur
Citizen Participation Survey
2020-2024 Consolidated Plan

Name: _____

Address: _____

Phone Number: _____ E-Mail: _____

Focusing on the areas of *decent affordable housing, suitable living environments, and expanded economic opportunities (especially for low- and moderate-income residents)*, please share your input below:

Is there an interest/concern that you believe should be a priority for the City over the next five years? _____

What four issues do you view as the most important facing the Decatur community?

1. _____
2. _____
3. _____
4. _____

Do you know of areas or individuals in the community (e.g. neighborhoods, specific population groups, etc.) with housing or other needs...

a) that are not being addressed.

b) who are not being adequately served?

c) in which you believe assistance should be increased or decreased?

Please continue to the back page to complete the survey.

Over the past five years, the City of Decatur's Neighborhood Services Division has used its federal funds for various programs including:

- rehabilitation and repair of existing owner-occupied housing for low-income persons
- emergency repairs
- demolition of vacant, unsafe structures
- code enforcement
- sidewalk improvements
- adult education training
- Section 108 Loan Repayment

Are there any of these programs which you believe have been especially successful, and should be continued?

Or any which you believe should be discontinued, and if so, why?

Do you have suggestions for other programs that you would like the City of Decatur to implement using its federal funds (if allowable under the funding guidelines)?

Additional Comments:

Thank you for your participation in this survey.

Grantee Unique Appendices

City of Decatur Resale and Recapture Guidelines for HOME Program

The City of Decatur, Neighborhood Services 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 homebuyer	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 take into account 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. 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.

**City of Decatur Resale and Recapture
Guidelines for HOME Program**

- 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 into 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 is 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:

**City of Decatur Resale and Recapture
Guidelines for HOME Program**

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 Services 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 received	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:

**City of Decatur Resale and Recapture
Guidelines for HOME Program**

- 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 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 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 in the event that 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.

**City of Decatur Resale and Recapture
Guidelines for HOME Program**

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.

Housing for Special Populations

Macon County, Illinois

Woodford Homes, Inc.
Macon County Mental Health Board

May 2020

**HOUSING FOR
SPECIAL POPULATIONS**
Macon County, IL

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Executive Summary

In 2005, Woodford Homes, Inc. and the Macon County Mental Health Board (MCMHB) undertook a study of housing needs among persons with disabilities in Macon County. The original study was conducted by Spannaus Consulting. In 2019, questions posed by Woodford Homes Board members concerning housing needs set the stage for updating the study to determine what future roles might be played by Woodford Homes in developing housing for persons with special needs. Ray Batman, consultant for the Macon County Mental Health Board, updated the original study in order to present an accurate picture of today's housing needs among persons with disabilities. This project was prompted by a desire to obtain a comprehensive and objective view of the current supply of and demand for housing. This document reports on activities, analyzes the market for special needs housing, lists unmet needs, identifies local developers, discusses funding sources, and offers recommendations.

The study finds that the most current needs continue to be among those with a mental illness as well as those with intellectual and/or developmental disabilities. Housing needs are less among those in recovery from substance use and those with physical disabilities. The substance use population need is difficult to assess with the current construction of treatment facilities as well as transitional and permanent housing by Crossing Healthcare. Additionally, there are pockets of smaller special needs populations with a need for affordable and decent housing.

It is important to acknowledge the history and current state of Wabash Crossing when talking about housing needs for low- and moderate-income populations in Macon County. While the rental housing stock is old and located in areas that are perceived as less safe, it is difficult to make the case to build more housing when the Wabash Crossing complex has significant vacancies. In the early 2000s, the Decatur Housing Authority (DHA) and the City of Decatur received over \$34.8 million to raze the old Longview Public Housing Project and construct Wabash Crossing. The 471-unit project was constructed in three phases. The original grant leveraged another \$58 million for a total project cost of over \$92 million. In the fall of 2019, 201 of those units were empty. This issue needs to be addressed by the community.

The study shows that local agencies in Macon County during the past decade have continued to develop and operate special needs housing. There is a high level of collaboration and mutual support among those agencies providing services to persons with special needs. The competition for resources to build is stiff, and it is imperative that mutual support remain high. MCMHB and Woodford Homes should be at the forefront of the planning, development, and completion of needed housing for these populations.

Activities

In conducting this study, staff reviewed the following relevant documents:

- Consolidated Plan (2015-2019) - City of Decatur's
- FY2019 Unmet Public Mental Health Service Needs for Macon County - MCMHB
- Public Housing 5year Plan (2015-2019) and the Annual Plan for FY2019 -- Decatur Housing Authority
- 2019 Action Plan – State of Illinois

Staff conducted interviews with the following agencies to gather data and perception of needs as well as discussing plans for future developments:

- State of Illinois, Department of Human Services, Office of Rehabilitation Services (Adam Flack, Office Administrator)
- City of Decatur, Neighborhood Services Division (Richelle Irons, Neighborhood Services Manager; Vickie Buckingham, Neighborhood Programs Manager)
- Decatur Housing Authority (Jim Alpi, former Executive Director; Terri Goodman, Executive Director; Jody Pullone, Housing Choice Voucher Coordinator)
- D&O Properties 1, LLC, North Street Commons Veterans Housing (Dan O'Loughlin, President; Lucy Brownlee, Project Manager)
- Swartz Properties and Belvedere Center Plaza Housing (Chris Karch, General Manager; Polly Camfield, Belvedere Property Manager)
- Dove, Inc./Homeward Bound (Darsoyna Switzer, Homeward Bound Program Director)
- East Lake Development Corporation/Wabash Crossing (Tina Rice, Property Manager)
- Heritage Behavioral Health Center (Candi Clevenger, President and CEO; Mary Kay Markwell, Director of Community Services; Dee Morgan, Director of Operations; Jasmine Ryan, Coordinator of the Intensive Support Services Team; Andrea Smith, Program Manager of Community Support)
- Macon Resources, Inc. (Amy Bliefnick, President & CEO; Erica Perry, Director of Community Living Services)
- Decatur Manor (Ruth Huber, Administrator)

HOUSING FOR SPECIAL POPULATIONS

- Macon-Piatt Special Education District (Kathy Horath, Director; Travis Friedrich, Assistant Director)
- Prairieland Service Coordination (Helen Michelassi, Executive Director; Tina Baxter, Associate Executive Director/Development)
- Soyland Access to Independent Living (Emily Dobson, Program Manager/Family Advocate)
- Webster Cantrell Hall (Genoa Lawlor, Juvenile Justice Program Supervisor)
- Central Illinois Care Connect (Cassie Laskowski, Medical Case Manager Supervisor; Addie Smith, Medical Case Manager)
- The Corporation for Supportive Housing (Katrina Van Valkenburgh, Managing Director; Betsy Benito, Director, Illinois Program; John Fallon, Senior Program Manager)
- The Preservation Compact (Stacie Young, Director)
- Illinois Department of Employment Security (Ron Payne, Manager, Workforce Analysis & Dissemination)
- Decatur Macon County Opportunities Corporation (Stefanie Gardner, Transitional Housing Case Manager)
- Ameren (Ron Tortat, Energy Advisor for CME Energy/Sub-Contractor)

The Market: Inventory and Demand

This section analyzes the current inventory of and demand for special needs housing in Macon County. It is divided into five population groups: developmental disabilities, mental illness, substance use, physical disabilities, and mixed/other populations.

Developmental Disabilities

Persons with developmental disabilities live in three forms of housing:

1. **ICF/DD (Intermediate Care Facility/Developmentally Disabled).** These facilities provide 24-hour personal care, habilitation, developmental, and supportive health services to developmentally disabled clients whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services. They are licensed by the Illinois Department of Public Health to provide health or habilitative care on a long-term basis for 16 or fewer individuals with developmental disabilities.
2. **CILA (Community Integrated Living Arrangement).** CILA is a mechanism for funding services and housing, but the term is also used as shorthand for a particular type of housing. CILA is defined as a combination of supports and services for adults with developmental disabilities. A CILA client may live in his or her own home, in a family home, or in a community setting with no more than seven other adults with disabilities. These small group homes with four to eight residents are called "CILA homes" in this report. As new CILA homes are developed, they will house only four adults.
3. **Community.** A number of developmentally disabled adults live in the community. Some live with their families, and others live independently in apartments or houses. Some of these clients receive "intermittent CILA" services; essentially, that means they receive services through the CILA funding mechanism but do not live in a CILA home.

ICF/DD. Macon County has one 16-bed ICF/DD with a total of **16 beds**. Spring Creek Terrace is located in Decatur.¹

Facility	Number of Beds	Owner
3155 East Mound Road	16	Jeremy Maupin

CILA Homes. Macon County has **35 CILA homes**—**31** in Decatur, **one** in Forsyth, and **three** in Mt. Zion—with a total of **185 beds**.² Of these, eleven are operated by Macon Resources, including the Woodford Homes-owned Timari Court. The others are owned and operated by the following: three by

¹ Source: Prairieland Service Coordination, Inc.

² Source: Macon Resources, Inc.

HOUSING FOR SPECIAL POPULATIONS

Residential Developers, Inc.; eight by Marion County Horizon Center; six by Alpha Omega; and seven by JJ Maupin.

Facility	Number of Beds	Owner
595 Airport Road	8	Macon Resources
3441 Frontenac Court	4	Macon Resources
2004 Lost Bridge Road	8	Macon Resources
3185 North MacArthur Road	4	Macon Resources
657 West Main Street	8	Macon Resources
48 Barnes Drive	4	Macon Resources
914 East Marlin Drive	4	Macon Resources
111 Timari Court	8	Macon Resources
1630 East North Port Road	4	Macon Resources
2050 Carl Court	4	Macon Resources
1811 South Taylor Road	8	Macon Resources
2875 North Vine Street	8	Residential Developers
14 Diane Street	4	Residential Developers
455 West Ratchford Lane	4	Residential Developers
1479 South 44th Street	4	Marion County Horizon Center
4838 Beacon Street	4	Marion County Horizon Center
4938 Hayden Drive	4	Marion County Horizon Center
3905 Hickory Street	4	Marion County Horizon Center
4801 Lincoln Avenue	4	Marion County Horizon Center
1602 Powers Court	4	Marion County Horizon Center
321 Rolling Green Drive	4	Marion County Horizon Center
431 Timber Drive	4	Marion County Horizon Center
3622 East Cornum Avenue	8	Alpha Omega
3850 East Fulton Avenue	8	Alpha Omega
729 South Webster	8	Alpha Omega
805 East Johns Avenue	8	Alpha Omega
13 Western Drive	8	Alpha Omega
1586 East Winnoka Avenue	8	Alpha Omega
260 East Lucille Avenue, Forsyth	8	A Step Forward, JJ Maupin
2674 Burgener Drive	4	A Step Forward, JJ Maupin
220 Michael Avenue	5	A Step Forward JJ Maupin
1310 North Summit Avenue	4	A Step Forward JJ Maupin
1840 South Fairview Avenue	4	A Step Forward JJ Maupin
510 Waggoner Drive, Mt. Zion	4	A Step Forward JJ Maupin
4128 Turner Drive	4	A Step Forward JJ Maupin
TOTAL	193	

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HOUSING FOR SPECIAL POPULATIONS

The major distinctions between ICF/DDs and CILA homes are in size and funding mechanisms:

- **ICF/DDs** have 16 beds. They are for developmentally disabled persons in "active treatment," which generally means high levels of need. This is an entitlement program, and it has strict building standards. ICF/DD facilities must meet licensing and inspection requirements of the Illinois Department of Public Health. Clients are allowed to keep a maximum of \$30 - \$80 per month from earnings or other income sources.
- **CILA homes** have four to eight beds. They are funded through a Medicaid waiver formulary, which has less restrictive building standards and inspections. Priority is given to clients who are in crisis or suffer from abuse. CILA homes were originally intended to serve higher-functioning people but now serve generally lower-functioning clients. Clients are allowed to keep \$50 per month, plus half of their earnings with no cap.

The access road to both types of housing runs straight through Prairieland Service Coordination, Inc. Prairieland is the area's ICS/PAS (Service Coordination/Pre-Admission Screening) agency. ICS/PAS agencies determine eligibility for services for adults with developmental disabilities. Once it finds a person eligible for services, Prairieland makes referrals to providers for services ranging from housing to vocational training and from respite services to day programs.

Community. According to Prairieland, some 125 adults with developmental disabilities live elsewhere in the community. While some have adequate housing in apartments originally intended for seniors, many do not. Access to ICF/DDs and CILA homes is limited to those with severe impairments. Those in the DD population who are moderately impaired often live in the only housing they can afford, typically in small substandard apartments in inner-city neighborhoods. Professionals agree that safer affordable housing is needed for this population.

The Woodford Homes facility in the 1000 block of West Wood Street has worked well with this population and could be a model for additional housing. It has 15 apartments for adults with developmental disabilities as well as some common areas. A live-in manager oversees the building.

Mental Illness

Macon County has two operators of permanent housing for persons with mental illnesses: Contemporary Properties, Inc. and Heritage Behavioral Health Center. By far, the largest facility in the county is the 147-bed Decatur Manor Healthcare, owned by S.I.R. Management, Inc.

Located at 1016 West Pershing Road, Decatur Manor was opened in 1973 as Pershing Estates. It is one of only 29 intermediate care facilities for mental illness (ICF/MI) in Illinois. Most of these facilities are in the Chicago area; the nearest one to Decatur is located in the Peoria area. Decatur Manor draws residents from central and southern Illinois. Most of the treatment services are provided on-site by S.I.R. Management.

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To qualify for admission to Decatur Manor, Macon County resident's applications are screened by Heritage, acting as a Pre-Admission Screening (PAS) agency, similar to the role played by Prairieland Services Corporation for the developmentally disabled population. Decatur Manor has the most residents diagnosed as MI (mental illness), with a smaller number of MI/SA (mental illness/substance abuse), and a very limited number of DD (developmental disabilities). In each case, mental illness is the primary diagnosis. Residents live two-to-a-room. Decatur Manor is considered an intermediate care facility, and the state encourages it to prepare residents for eventual return to independent living in their communities. As a practical matter, a number of residents rotate between their community and Decatur Manor. Only 5% of the residents are over 70.

Heritage Behavioral Health Center manages seven of the eight residential facilities and provides services to the Pine Street location:

Name	Number of Beds	Type
Heritage Fields	32	Independent Living
Heritage Grove	17	Independent Living
Pine Street	12	Independent Living
Macon Street	22	Independent Living
Orchard Street	10	Group Home
West Main Street	5	Group Home
West Prairie Street	10	Group Home
St James Place, Clay Street	14	Independent Living
TOTAL	122	

Of these facilities, Heritage owns only the West Main Street group home. The two Section 811 projects, Heritage Fields on North Charles Street and Heritage Grove on East Warren Street, are owned by LLCs (limited liability corporations) established by Heritage. Woodford Homes owns Pine Street, Orchard Street, and Prairie Street. Decatur Pilot, a nonprofit arm of the Decatur Housing Authority, owns Macon Street. Dove, Inc. owns Clay Street.

The most pressing need in this area, according to several professionals at Heritage and other agencies, is for a larger group home that would replace and consolidate the aging structures on West Main Street and the Orchard Street group home.

Substance Use

There are only a few permanent housing resources for persons affected by substance use disorders, but there is not a large need. By the nature of addiction disorders, most people in long-term recovery do not want to live permanently in congregate settings with others like them. Generally, they prefer to eventually move into independent housing in the community and rely on non-housing support systems to maintain sobriety.

HOUSING FOR SPECIAL POPULATIONS

Oxford House. Decatur has one Oxford House. A national nonprofit organization, Oxford House operates self-supported sober living environments for individuals recovering from alcoholism and drug addiction.³ Oxford Houses assure an alcohol- and drug-free living environment. The first Oxford House was started in Silver Spring, Maryland in 1975. Oxford Houses are democratically self-run by the residents who elect officers to serve for terms of six months. A recovering individual can live in an Oxford House for as long as he or she does not drink alcohol, does not use drugs, and pays an equal share of the house expenses. The average stay is a little over a year, but many residents stay three, four, or more years. There is no pressure on anyone in good standing to leave.

The Decatur Oxford House is in the 200 block of South Edward Street⁴ and has a capacity for six men. The Oxford House organization rents from a private landlord. Tenants pay a \$100 move-in fee and \$100 per week in rent and are responsible for their own food and personal items. The Oxford House has a zero-tolerance policy towards alcohol and drugs; residents who test “dirty” or refuse to submit to testing are given two hours to move out and 14 days to remove their belongings.

Harbor Place. Located across from Dove’s main offices in the 700-800 block of East Clay Street, Harbor Place houses eight formerly-homeless families headed by women in recovery from addictions. Services are provided on-site by Homeward Bound.

Crossings Healthcare Campus. A 64-bed transitional housing facility has been constructed as well as two 10-unit apartment buildings that will be used for more permanent housing for persons who complete treatment at one of the facilities on the campus.

Physical Disabilities

Definitions. The definition of physical disability can be slippery. As one example, persons who have impaired physical functioning but have normal mental/cognitive functioning as a result of a condition that presents at birth (e.g., cerebral palsy) are considered to be “developmentally disabled” rather than physically disabled for purposes of state housing subsidies. Because they are not sufficiently impaired, they are *de facto* ineligible for CILA or ICF/DD support. However, even when they may qualify, they may not want to be housed with people who have severe mental retardation. They also do not qualify as physically disabled under the state’s supportive living program.

Physical disabilities can take many forms, and different adaptations are required depending on individual circumstances. A person with hearing loss, for example, needs different adaptations than one who is blind. However, in the housing field, physical disability usually is talked about in terms of impaired mobility, and that means accessible or adaptable housing. Architects and designers are encouraged to use seven **Principles of Universal Design**.⁵

³ www.oxfordhouse.org

⁴ The Oxford House is not to be confused with the Oxford House Apartments, a privately-owned elderly/disabled facility at 2700 N. Monroe.

⁵ The definitions for Universal Design and the three levels of housing (following page) are found at http://www.disabilityexchange.org/taxonomy/detail.php?fid=1&pub=1_978&c=2&tid=1009

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1. **Equitable Use.** Useful and marketable to people with diverse abilities.
2. **Flexibility in Use.** Accommodates a wide range of individual preferences and abilities.
3. **Simple and Intuitive Use.** Easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
4. **Perceptible Information.** Communicates necessary information to the user, regardless of ambient conditions or the user's sensory abilities.
5. **Tolerance for Error.** Minimizes hazards and the adverse consequences of accidental or unintended actions.
6. **Low Physical Effort.** Can be used efficiently and comfortably and with a minimum of fatigue.
7. **Size and Space for Approach and Use.** Appropriate size and space are provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Professionals in the field talk about **three levels** of "handicap housing": accessible, adaptable, or visitable.

- **Accessible** design generally refers to houses or other dwellings that meet specific requirements for accessibility. These requirements are found in state, local, and model building codes, and the regulations of the Fair Housing Amendments Act of 1988, the American National Standards Institute (ANSI) Standards, and the Americans with Disabilities Act Accessibility Guidelines. These regulations, guidelines, and laws dictate standard dimensions and features such as door widths, clear space for wheelchair mobility, countertop heights for sinks and kitchens, audible and visual signals, grab bars, switch and outlet height, and more.
- **Adaptable** design allows some features of a building or dwelling to be changed to address the needs of an individual with a disability or a person encountering mobility limitations as he/she ages. Essential design elements such as wider doorways and halls and barrier-free entrances are included as integral features, while provisions are made for features to be "adapted" (modified or added) as needed. To meet the definition of "adaptable," the change must be able to be made quickly without the use of skilled labor and without changing the inherent structure of the materials. For example, bathroom walls may be designed with additional supports for the future installation of grab bars. Cabinets under sinks can be designed to be removable whereby the storage space under the sinks are replaced by knee space for a wheelchair user.
- **Visitable** refers to homes that are not only accessible to guests with disabilities visiting the homes of non-disabled hosts but to the future needs of the non-disabled residents as well. "Visitability" is an advocacy movement proposing that when topographically feasible, basic access to all new homes is a civil right. Access features essential to visitable homes are a zero-step entrance, accessible hallways, and bathrooms with doors wide enough for a wheelchair user to enter. Such features make a home visitable to guests with disabilities and can help a

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resident adapt in his/her home should the resident's needs change due to a disability or reduced mobility.

Supply and Demand. It is not possible to determine how many accessible, adaptable or visitable housing units are available in Decatur and Macon County. However, the supply seems to be adequate. Two factors have combined to increase the supply in the past 25 years:

1. State and federal guidelines mandate inclusion of accessible units in all new and rehabilitated multi-family developments. While actual quotas vary with funding sources, in general about 15% to 25% of units must be accessible.
2. Many developments that were originally intended as "elderly housing" have opened their doors to persons with disabilities regardless of age. With few exceptions, federally subsidized elderly housing projects are now required to serve persons with disabilities as part of their overall target market.⁶ These include all Decatur Housing Authority properties that were built for seniors: the Concord, Hartford, Lexington high rises, and townhouse developments on Ponle Street and the former Riverside School site. These also include a number of private complexes such as Belvedere Center Plaza and Oxford House Apartments.

Units are not reserved for persons with disabilities under these regulations. Rather, non-elderly applicants with disabilities are included in the overall pool of applicants and placed on the waiting list in order of application, the same as with elderly non-disabled applicants. Hence, there is no way of determining how many units are "available" to persons with disabilities. In practice, about 49% of DHA's 319 senior/disabled units are currently occupied by non-elderly disabled persons, up from 30% about 15 years ago. At Belvedere, non-elderly tenants with disabilities occupy about 55% of 123 units, up from 45% and 45% of the units are occupied by persons over 62.

The leasing manager for the Wabash Crossing development reports no unusually high demand for their affordable accessible units; accessible units are being leased at about the same rate as non-accessible units. The processing period for public housing units is less than 30 days. The property manager at Belvedere, who is a Swartz Properties employee, says that persons with disabilities can obtain an accessible apartment within a day if they meet the criteria required of all applicants.

However, some persons with disabilities want housing that is not mixed with elderly neighbors. Mixing non-elderly and elderly tenants can be challenging enough in the best of circumstances; when everyone in the non-elderly group has a disability, the problems can be exacerbated.

HIV/AIDS. People living with HIV and AIDS have unique challenges due to the stigmatization of their disease. Macon County has 88 persons living with HIV (no AIDS diagnosis) and 83 diagnosed

⁶ The two exceptions are the Orlando Apartments and Spring Creek Towers in Decatur, which are exempt from this regulation by virtue of their original funding stream. However, they must make 10% of their units available to nonelderly persons with disabilities.

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cases of AIDS.⁷ There is one program serving their housing needs, a small rental subsidy project administered by Dove.

Mixed Populations/Other Populations

Disabled Homeless. Decatur has 25 persons who are chronically homeless.⁸ All of them have at least one disability and many have co-occurring disabilities. The most common disability is substance use and a large proportion have mental illnesses. Some are affected by severe health and dental problems as well, and some are HIV-positive.

- **SRO.** Single Room Occupancy units are private sleeping rooms or studio apartments located within one building. They may have private or shared bathing facilities. They also may have small kitchenettes. If not, in-room cooking is usually limited to hotplates and/or microwave ovens, if allowed at all. Dove, Inc. owns the building at 788 East Clay Street. St. James Place has 14 SRO apartments and contracts with Heritage for services.
- **The Decatur Housing Authority** sponsors the Housing Choice Voucher project for disabled homeless persons in cooperation with Heritage.⁹ Between them, this project provides seven individual units for 14 persons.

Non-Disabled Homeless. Using HUD funding, Dove provides transitional and permanent housing for non-disabled homeless persons. Dove currently operates 24 units of transitional housing. Homeless clients can live in transitional housing for up to 24 months while they stabilize their income, gain independent living skills, repair credit problems, and prepare for placement in permanent housing. These units are located on the near west side on West Macon and West Wood streets. Seventeen units are in the 500 block of West Macon in two connected buildings owned by the Community Investment Corporation of Decatur. CICD purchased and rehabilitated these building in the mid-1990s for use as transitional housing.

In 2003 Dove rehabilitated a historic eight-unit apartment building adjacent to First Presbyterian Church in the 700 block of West Prairie Street. The church had purchased the property two years earlier. The project, called Elmwood Apartments, now provides eight units of permanent housing for formerly homeless households. Two of the units are for single individuals, and the remaining six are family units.

⁷ Central Illinois Connect, 2020.

⁸ The term "chronically homeless" was coined by HUD and is defined by HUD as follows: "An unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. A disabling condition is defined as 'a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions.' In defining the chronically homeless, the term 'homeless' means 'a person sleeping in a place not meant for human habitation (e.g., living on the streets) or in an emergency homeless shelter.'"

⁹ The Housing Choice Voucher program targets disabled homeless persons and homeless families with at least one member who has a disability.

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- **Williams-Quinn Housing.** Woodford Homes owns an eight-unit apartment building at 327 West Prairie Street that is leased to and operated by Heritage Behavioral Health Center. This group home is for adults with diagnoses of mental illness who are transitioning from IMDs (Institutes for Mental Disease). The facility is staffed 24 hours per day.

Formerly Incarcerated Persons. Housing advocates cite a growing need for affordable housing for persons released from Illinois Department of Corrections (IDOC) facilities and returning to Macon County. Due to restrictive admissions policies, persons with felony records or drug-related convictions of any kind usually are barred from public housing and subsidized housing. Many private landlords refuse to rent to ex-offenders. HUD prefers to direct its homelessness resources to other populations. As a result, formerly incarcerated persons are at extreme risk of becoming homeless within a short time after release, and few housing resources are available to them. Homeward Bound does have a contract with IDOC to fund housing subsidy for up to six individuals.

Veterans Housing. The North Street Commons Project was developed and is managed by D&O Properties I, LLC. The project has eight one-bedroom units and eight two-bedroom units located in the 900 block of West North Street. D&O has also developed three scattered-site two-bedroom homes in the southeast part of the city. The Decatur Housing Authority administers the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program which combines Housing Choice Vouchers (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Wabash Crossing Vacancy Rate. In the early 2000s, the Decatur Housing Authority and the City of Decatur received over \$34.8 million to raze the old Longview Public Housing Project and construct Wabash Crossing. The 471-unit project was constructed in three phases. The original grant leveraged another \$58 million for a total project cost of over \$92 million. In the fall of 2019, 201 of those units were empty. Wabash Crossing is managed by East Lake Management. DHA has hired TAG Associates to do a needs assessment that would determine the cost of making all of the units rentable and back online.

Decatur Macon County Opportunities Corporation (DMCOC). On July 1, 2019, DMCOC retrofitted three houses located at 262 East Center, 960 North Jordan Avenue, and 801 East Rogers as transitional housing to serve homeless men in single room occupancy (SRO). The houses have the capacity to serve 11 individuals.

Registered Sex Offenders. There were 331 registered sex offenders in Macon County on February 12, 2020. All sex offenders are required to register within ten days of release on probation, or upon parole, release, or discharge if sentenced to IDOC. They must provide the address of where they are residing. The offender must register annually for ten years. Those offenders classified as Sexually Dangerous or Sexually Violent must register every 90 days for natural life.

Unmet Housing Needs

This study finds these unmet housing needs for special populations. Listed in no particular order of priority, they are as follows:

- **New Transitional Residential Home for Adults with Mental Illnesses.** Heritage's West Main group home is too small and needs to be replaced with a larger, better designed facility. Woodford Homes' group home on Orchard Street was built in the late 1970's and needs some significant upgrading. It would be possible to build a larger facility and combine the two group homes. Of course, it would be necessary to find a funding stream for construction. The current residents have service dollars that would transfer to the new facility.
- **Housing for Adult Children with Developmental Disabilities Living at Home with Parents.** Many adults with special needs, especially young adults, may live with their parents or other family members. People with special needs who live with their parents don't have to experience the sometimes stressful transition into a different type of housing when they become adults, and they are usually surrounded by caregivers (their family members) who have experience with their specific special needs. In many cases, Medicaid funds can be used to pay family members who provide care for their children in their own homes. However, as any young adult will probably tell you, at one point or another, living with one's parents is not always a great solution. In some cases, the child's special needs will be more difficult than what the parents can handle. Depending on the person with special needs' level of social interaction, they may not have the opportunity to meet a lot of other people if they are constantly surrounded with the same family members. Finally, as parents age, it may become impossible for parents to care for their adult child anymore, and the transition from a life-long residence could be more traumatic for the adult child than if he had moved out when they were younger. Data for this population is limited because of the high rates of extended family caretaking. Woodford Homes would create a process using focus groups with parents to determine the extent of the need.
- **Housing for Formerly Incarcerated Persons.** Housing advocates cite a growing need for affordable housing for persons released from Illinois Department of Corrections (IDOC) facilities and returning to Macon County. Due to restrictive admissions policies, persons with felony records or drug-related convictions of any kind usually are barred from public housing and subsidized housing. Many private landlords refuse to rent to ex-offenders. This need is apt to grow as more Macon County residents are released from prisons. It is currently unknown who might develop and/or operate such housing or where funding for capital, operating and service might be found.
- **Specialized Independent Housing for Persons Severely Impaired and Physically Disabled.** There is a small need for specialized housing for persons with major physical impairments and normal (or near-normal) mental functions. Such housing might consist of a

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pod of four to eight units with a small office and sleeping space for on-call personal assistants. There are competing interests of efficiencies and segregation, which will need to be addressed.

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Developers

The following organizations have been active in developing and/or operating special needs housing in the Decatur/Macon County area:

- **Woodford Homes** was the first nonprofit to become active in special needs housing. It incorporated in 1974 when it constructed its first project, the Orchard Street group home operated by Heritage.¹⁰ Woodford Homes also constructed the Timari Court group home for adults with developmental disabilities and an independent living facility for adults with developmental disabilities at 1025 West Wood Street. Woodford Homes purchased existing apartments at 403 North Pine Street and 327 West Prairie Street. The West Prairie Street building is also leased to Heritage to provide housing for persons being moved from Decatur Manor, an IMD. Four of Woodford Homes' properties are leased to other nonprofit agencies, which in turn select tenants and provide supportive services. Woodford Homes has cooperative leasing/service agreements with Heritage Behavioral Health Center (Orchard and Prairie), Macon Resources (Timari), and Webster Cantrell Youth Advocate (Norwood). Woodford Homes directly operates the Wood Street and Pine Street properties.
- **Macon Resources** has been a community resource in developing CILA homes. It leases the Timari Court home from Woodford and uses it as an eight-bed CILA home. It also operates nine other CILA homes in Decatur.
- **Heritage Behavioral Health Center** entered the field of housing development in the early 2000's with its two HUD Section 811 projects, Heritage Grove and Heritage Fields. In addition, Heritage leases properties from Woodford for a group home (Orchard) and Williams-Quinn housing (Prairie St). Heritage leases its Macon Street independent living apartment building from Decatur Pilot. Heritage owns the West Main group home, but the home needs to be replaced with a larger facility. There is consensus that consolidation of the Orchard Street and Main Street group homes is needed.
- **Dove, Inc.** developed the Elmwood project on West Prairie Street, which is owned by a subsidiary of First Presbyterian Church. Dove developed and owns the Harbor Place project on East Clay. The agency also operates 24 units of transitional housing for homeless households. Dove, Inc. owns the building at 788 E. Clay Street where St. James Place has 14 SRO apartments and contracts with Heritage for services.

¹⁰ The Orchard Street group home is at the corner of Orchard and Charles. Original plans called for it to be built at the opposite end of the same block, at the corner of Orchard and Woodford. Hence the name Woodford Homes was chosen by the organization.

Funding Resources

A three-legged stool illustrates the funding mix for supportive housing. The first leg is **capital** funding for acquisition, construction, and/or rehabilitation. The second leg is **operating** funding for ongoing costs of running the facility. The third leg is **services** funding. For supportive housing to be feasible, adequate funding must be secured for all three components. Without all three legs, the stool will collapse.

Cash is often needed for pre-development costs such as site control, legal costs, environmental inspections, application fees, consultants, architectural design, and engineering studies.

Predevelopment Funding

- **Corporation for Supportive Housing (CSH).** CSH has two forms of predevelopment loans. However, CSH will fund only those projects that provides supportive housing in at least 10% of their units. CSH can provide Project Initiation Loans (PIL) in the initial planning stages to qualifying projects. PILs can fund up to \$50,000 of predevelopment costs at no interest. Later in the predevelopment process CSH can authorize other loans, at 6% interest.

Capital Funding

State and federal agencies offer several sources for development funding:

- **HUD Section 811.** Although HUD has many categorical programs, Section 811 (housing for low-income persons with disabilities) is the best fit for special needs housing. 811 can provide direct subsidies for development, as well as operating support (see below). In some projects, 811 funding has covered almost all the development costs. On the downside, competition for 811 approval is fierce, and the use of an approved 811 consultant is virtually mandatory. Heritage Behavioral Health Center received 811 funds for Heritage Grove and Heritage Fields.
- **Federal Home Loan Bank (FHLB).** By partnering with a local bank, a developer can apply for a grant from FHLB's Affordable Housing Program. It is reasonable to expect about \$8,000 to \$12,000 per unit if the application is approved.
- **Illinois Housing Development Authority (IHDA).** IHDA has several programs to assist development of affordable and special needs housing. Prior to applying for any IHDA resource, a sponsor must submit a Preliminary Project Assessment (PPA). The PPA addresses the project's site and market. Specific market data and metrics are reviewed for each PPA. The IHDA application procedure is complicated and requires the use of an IHDA-experienced consultant.
 - IHDA administers two federal tax credit programs. The most popular program is Low-Income Housing Tax Credit (LIHTC) program, also called the "9% program." This program entails creating a syndicate of private investors who own 99% of the deal and

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receive federal tax credits on their investment. As its most attractive feature, the program generates debt-free equity. However, due to high legal costs, this extremely complex program is not worth pursuing unless a development has at least 50 units. It is a highly competitive program, but assistance from groups such as the Corporation for Supportive Housing can increase chances of success.

The other IHDA federal tax credit program is called the "4% program," and it is a very different vehicle. In short, it entails long-term debt in the form of bonds rather than a mortgage loan. It is non-competitive and relatively easy to secure. As a little-known program, it is not even mentioned on IHDA's website. However, it can be a useful resource if a third party can be secured to pay off the bonds.

- o The IHDA Affordable Housing Trust Fund loans up to \$750,000 at low or no interest to affordable housing projects, with a repayment term of up to 30 years. Although it is a loan, the terms are very attractive.
- o IHDA HOME Funds can also be applied for, although projects cannot mix IHDA HOME funds with local HOME funds. IHDA disperses its HOME funds as loans, with terms similar to the Affordable Housing Trust Fund.
- o IHDA State Tax Donation Credits can extend a private donation by giving the donor half the value of a donation in credits against state income tax. Combined with federal tax deductions, a donation of \$100,000 would cost a donor only about \$32,500. State tax credit reservations are fairly easy to secure, but projects need a willing donor to tap into this stream. Developers often use this program to attract donations of property. If tax-exempt entities make donations, they can sell the resulting credits for about 80 cents on the dollar.
- **City of Decatur HOME Funds.** The City of Decatur receives an annual allocation of federal HOME funds for affordable housing and other needs. These funds cannot be mixed with IHDA HOME dollars. The City usually disperses its HOME funds as grants. Currently, the City only has a very limited amount of money available as undesignated HOME funds, making it not a likely option for any major capital project.
- **Illinois Facilities Fund (IFF).** IFF, a quasi-state agency established to provide capital funding for nonprofits, has below-market loan funds available for affordable housing projects. The application process is complex and, often, the terms are less favorable than projects need to achieve cash flow, but the IFF is worth investigating.
- **Ameren Illinois Energy Efficiency Programs.** Ameren Illinois has a program for income-qualified multifamily facilities that will provide free energy saving products for each unit.

Conventional Financing. If a gap remains after all other sources are exhausted, developers can obtain financing from a local bank or other lending institution.

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Operating Support

The average cost of operating an apartment, not including debt service, is \$4,500 to \$5,500 per year. An owner needs to recover about \$375 to \$550 per unit per month to cover basic operating costs such as maintenance, lawn care, common utilities, insurance and taxes. Costs toward mortgage payments must be added to that amount. The amount of rental income needed increases proportionately to the amount of development financed through loans.

Operating costs are probably the weakest leg of the stool. There are five potential sources for operating funds, all of which are limited to certain population segments.

- **HUD Section 811 Supportive Housing for Persons with Disabilities.** This program currently being administered by IHDA can provide rental subsidies, which must be applied for separately. These subsidies are for five-year periods and are renewable for up to 20 years. They generally pay the difference between 30% of each tenant's adjusted income and fair market rent.
- **Housing Choice Vouchers ("Section 8").** HCVs (formerly called Section 8) also will cover the difference between 30% of each tenant's adjusted income and fair market rent. The 2020 fair market rent for a one-bedroom unit is \$606, less a utility allowance of about \$200.
- **Housing Opportunities for Persons with AIDS (HOPWA).** HOPWA can provide rental subsidies to persons who are HIV-positive and below prescribed income limits. Locally this program is administered by Central Illinois Connect.
- **Supportive Living Facility (SLF) Program.** The Department of Healthcare and Family Services administers SLF, which provides up to \$2,000 per month per tenant to subsidize rent and health services. This program can serve the elderly and the disabled and is intended as an alternative to nursing homes. There are three SLFs in Macon County. Unfortunately, the definition of "disability" specifically excludes developmental disabilities, including cerebral palsy.

Funding for Services

As a housing provider, Woodford Homes is not responsible for obtaining service funding for its projects. MCMHB is a major funder of behavioral health services in Macon County, and, as such, it continues to identify and plug gaps in services funding, often finding creative ways to enable needed services for special needs populations. As a point of fact, no new housing developments can or should be produced unless funding for services can be secured. Both Woodford Homes and MCMHB need to be concerned about the continued availability of adequate resources for services to residents of housing projects.

Recommendations

This report is not intended to be the end of the process. Instead, it should be viewed as a catalyst, to encourage further plans to house citizens of Macon County with disabilities and special needs.

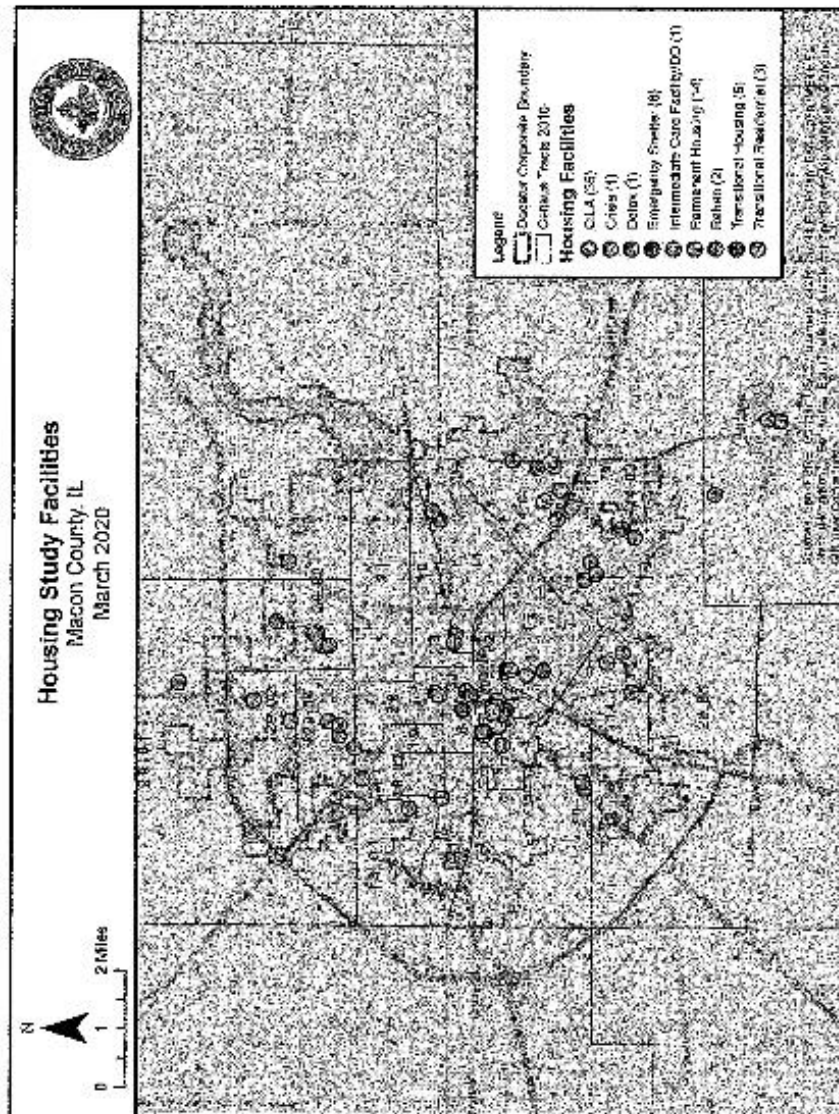
Beyond any doubt, Woodford Homes fills a vital role in the community. Its current facilities effectively address specific housing needs. All three agencies that cooperate with Woodford Homes¹¹ express high levels of satisfaction with their working relationships with Woodford Homes and are grateful to Woodford Homes. Even if it never engages in another project, Woodford Homes can take great pride in the work it does on behalf of people with special needs.

However, there are opportunities for MCMHB and Woodford Homes to participate in expansion of special needs housing. The following recommendations suggest two ways in which MCMHB and Woodford Homes can move forward in the futures.

1. **Woodford Homes should continue ongoing conversations with possible partners D&O Construction and Macon Resources.** Of the possible opportunities for involvement, the development of independent apartments for higher-functioning DD clients might present the best immediate opportunity.
2. **MCMHB and Woodford Homes need to continue involvement with the existing supportive housing partnership in Decatur.** MCMHB and Woodford Homes could benefit from regular participation in the Macon County Continuum of Care. The Continuum meets bi-monthly to exchange information and address gaps in services, current legislative issues, and public awareness.

¹¹ Heritage, Macon Resources, Webster Centrell Youth Advocate.

Appendix 1: Special Housing Needs Map by Census Tracts



Appendix 2: List of Facilities

Facility Name	Address	Type	Area	Census Tract	Units	Beds
44th Street	1479 South 44th Street	CILA	Southeast	24.01	1	4
Airport Road	595 Airport Road	CILA	Southeast	24.01	1	8
Barnes Drive	48 Barnes Drive	CILA	Northwest	29.04	1	4
Beacon Street	4838 Beacon Drive	CILA	Southeast	24.01	1	4
Bridge Road	2004 Lost Bridge Road	CILA	Southeast	24.02	1	8
Burgener Drive	2674 Burgener Drive	CILA	Southeast	24.02	1	4
Camelot Supportive Housing	4005 North Camelot Drive	Permanent Housing MI	North	29.03	12	12
Carl Court	2050 Carl Court	CILA	West	18.01	1	4
Center Street	262 East Center Street	Transitional Housing	Central	2	1	2
Charles Street Supportive Housing	3597 North Charles Street	Permanent Housing MI	North	29.03	12	12
Corman House	3622 East Corman Street	CILA	Southeast	24.01	1	5
Crossings Recovery Center	320 East Central Avenue	Detox SA	Central	31	1	8
Crossings Recovery Center	320 East Central Avenue	Permanent Housing SA	Central	31	20	20
Crossings Recovery Center	320 East Central Avenue	Rehab SA	Central	31	1	48
Crossings Recovery Center	320 East Central Avenue	Transitional Housing SA	Central	31	1	64
Decatur Manor	1016 West Pershing Road	Permanent Housing MI	Northwest	29.02	1	148
Diane Street	14 Diane Street	CILA	Northwest	29.04	1	4
Dove DV	302 South Union Street	Emergency Shelter	Central	5	11	28
East Northport	1630 East North Port Road	CILA	North	29.03	1	4

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Facility Name	Address	Type	Area	Census Tract	Units	Beds
East Side Terrace	3850 East Fulton Avenue	CILA	Southeast	24.01	1	5
Elmwood	240 West Prairie Avenue	Permanent Housing	Central	5	8	17
Fairview	1840 South Fairview Ave	CILA	Southwest	15	1	4
Fontenac Court	3441 Fontenac Court	CILA	Southeast	24.02	1	4
God's Shelter of Love	929 North Union Street	Emergency Shelter	Central	5	1	15
Grace House	1010 North Brush College Road	Emergency Shelter	East	11	1	8
Harbor Place	811 East Clay Street	Permanent Housing SA	Central	3	8	20
Hayden House	4938 Hayden Drive	CILA	Southeast	24.01	1	4
Heritage Crisis Unit	151 North Main Street	Crisis MI & SA	Central	31	1	12
Heritage Fields	3595 North Charles Street	Permanent Housing MI	North	29.03	32	32
Heritage Grove	365 East Waggoner Street	Permanent Housing MI	Central	2	17	17
Heritage Rehab	151 North Main Street	Rehab SA	Central	31	1	16
Hickory Point Terrace	260 East Lucille Avenue	CILA	Forsyth	29.01	1	8
Hickory Street Place	3905 Hickory Street	CILA	East	9	1	4
Hilltop Drive	3 Hilltop Drive	Emergency Shelter	Southeast	26.01	1	6
Lincoln House	4801 Lincoln Avenue	CILA	Southeast	24.01	1	4
MacArthur Road	3185 North MacArthur Road	CILA	Northwest	29.04	1	4
Macon Apartments	528 West Macon Street	Permanent Housing MI	Central	5	22	22
Macon Street Transitional	535 West Macon Street	Permanent Housing	Central	5	17	24

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Facility Name	Address	Type	Area	Census Tract	Units	Beds
Main Street	657 West Main Street	CILA	Central	5	1	8
Main Street Transitional Residential	631 West Main Street	Transitional Residential MI	Central	5	1	5
Marlin	914 East Marlin Drive	CILA	Southeast	24.02	1	4
Michael	220 Michael Avenue	CILA	Northwest	29.02	1	5
North Jordan Avenue	960 North Jordan Avenue	Transitional Housing	East	11	1	4
North Street Commons	929 - 931 West North Street	Permanent Housing Veterans	Central	5	16	24
Orchard Street Transitional Residential	1421 East Orchard Street	Transitional Residential MI	East	9	1	11
Oxford House	205 South Edward Street	Transitional Housing SA	Central	5	1	6
Pine Street Apartments	403 North Pine Street	Permanent Housing MI	Central	5	11	11
Power House	1602 Powers Court	CILA	Mt. Zion	25	1	4
Rogers Avenue	801 Rogers Avenue	Transitional Housing	Central	3	1	5
Rolling Green	321 Rolling Green Drive	CILA	Mt. Zion	25	1	4
Salvation Army	229 West Main Street	Emergency Shelter	Central	5	1	33
South Side Manor	729 South Webster Street	CILA	Central	3	1	6
Spring Creek Terrace	3150 East Mound Road	ICF/DD	Northeast	22	1	16
St. James Place	788 East Clay Street	Permanent Housing MI	Central	3	14	14
Summit Avenue	1310 North Summit Avenue	CILA	West	18.01	1	4

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Facility Name	Address	Type	Area	Census Tract	Units	Beds
Taylor Road	1811 South Taylor Road	CILA	Southwest	15	1	8
Thompson House	805 East Johns Avenue	CILA	Central	3	1	8
Timari Court	111 Timari Court	CILA	South	13	1	8
Timber Woods	431 Timber Drive	CILA	South	13	1	4
Turner Drive	4128 Turner Drive	CILA	Southeast	24.01	1	4
Vine Street	2875 North Vine Street	CILA	West	18.02	1	8
West Ratchford	455 West Ratchford Lane	CILA	Northwest	29.02	1	4
Waggoner Drive	510 Waggoner Drive	CILA	Mt. Zion	25	1	4
Water Street Mission	758 North Water Street	Emergency Shelter	Central	6	1	16
West Prairie Street Transitional Residential	327 West Prairie Street	Transitional Residential MI	Central	5	1	10
Western House	13 Western Drive	CILA	Southeast	24.02	1	8
Winnetka House	1586 East Winnetka Avenue	CILA	North	29.03	1	8
Wood Street Apartments	1025 West Wood Street	Permanent Housing DD	Central	5	15	15
TOTAL					269	886

Appendix 3: Facility Types

Type	Number of Facilities
CILA	35
Crisis	1
Detox	1
Emergency Shelter	6
ICF/DD	1
Permanent Housing	14
Rehabilitation	2
Transitional Housing	5
Transitional Housing	3
TOTAL	68

Appendix 4: Area and Census Tract Special Housing Statistics

	Macon County Census Tracts	Total Population	Housing Units	# Persons in Special Housing	% of Total Population	# of Special Housing Units	% of Total Housing Units
Central	2, 3, 5, 6, 31	14,944	6,901	415	2.78%	147	2.13%
Southwest	15	4,104	1,943	4	0.10%	1	0.05%
West	1801, 1802	4,636	2,150	16	0.35%	3	0.14%
Northeast	22	5,553	2,390	16	0.29%	1	0.04%
Southeast	24.01, 24.02	7,824	3,671	62	0.79%	12	0.33%
Northwest	24.02	9,925	4,659	169	1.70%	6	0.13%
Mt. Zion	25	7,131	2,878	12	0.17%	3	0.10%
Forsyth	29.01	3,982	1,588	8	0.20%	1	0.06%
North	29.03	4,616	2,315	48	1.04%	35	1.51%
South	13, 4	4,744	2,264	12	0.25%	2	0.09%
East	9, 11	8,959	4,513	22	0.25%	3	0.07%
Area Totals	N/A	76,418	35,272	784	1.03%	214	0.61%
Rest of County	10, 14, 16, 17, 19, 20, 21, 23, 26.01, 26.02, 27, 28, 30	34,350	15,203	0	0.00%	0	0.00%
Macon County	N/A	110,768	50,475	784	0.71%	214	0.42%

Appendix 5: Percentage of Special Needs Housing by Census Tract

Census Tract #	Population	Housing Units	Special Needs Units	% of Special Needs Units
Central				
2	2,737	1,233	18	1.46%
3	3,703	1,792	42	2.34%
5	3,938	1,961	89	4.54%
6	2,035	965	1	0.10%
31	2,531	950	25	2.63%
	14,944	6,901	175	2.54%
East				
9	1,955	881	2	0.23%
11	3,502	1,816	2	0.11%
	5,457	2,697	4	0.15%
Forsyth				
29.01	3,982	1,588	1	0.06%
	3,982	1,588	1	0.06%
McLean				
25	7,131	2,878	3	0.10%
	7,131	2,878	3	0.10%
North				
29.03	4,616	2,315	58	2.51%
	4,616	2,315	58	2.51%
Northeast				
22	5,553	2,390	1	0.04%
	5,553	2,390	1	0.04%
Northwest				
29.02	4,576	2,189	3	0.14%
29.04	5,349	2,470	3	0.12%
	9,925	4,659	6	0.13%

HOUSING FOR SPECIAL POPULATIONS

Census Tract #	Population	Housing Units	Special Needs Units	% of Special Needs Units
South				
13	4,744	2,264	2	0.09%
	4,744	2,264	2	0.09%
Southeast				
24.01	2,608	1,220	7	0.57%
24.04	5,216	2,451	6	0.24%
26.01	4,050	1,852	1	0.05%
	11,874	5,523	14	0.25%
Southwest				
15	4,104	1,943	2	0.10%
	4,104	1,943	2	0.10%
West				
18.01	2,249	1,008	2	0.20%
18.02	2,387	1,142	1	0.09%
	4,636	2,150	3	0.14%
Area Totals	76,966	35,308	269	0.36%
Rest of the				
County	33,802	15,167	0	0.00%
County Total	110,768	50,475	269	0.53%

Appendix 6: Developmentally Disabled Population Data

	Albany	Chatham	Flint	Greene	Lenox	Saugerties	Chatham	Shelby	Monticue	Total
Population	105,220	207,772	16,386	13,800	37,881	196,077	31,656	21,723	14,167	694,912
Cognitive Disability % of Deafness # of DD Persons ¹	5.90%	2.92%	5.40%	5.00%	5.70%	5.90%	4.52%	1.70%	5.40%	4.59%
Total DD Persons	6,196	6,065	557	795	1,431	11,583	1,425	366	760	29,124
CILAs	34	28	30	2	14	79	10	10	14	251
Number of CILAs with Deafness # of DD Persons	183	119	23	20	39	220	26	44	41	770
% of DD Population	2.91%	1.88%	4.11%	2.53%	5.53%	1.90%	2.04%	2.01%	2.91%	2.58%
Adults 18+	59	107	11	10	28	100	22	12	16	345
% of Adult DDs	0.81%	1.78%	1.97%	1.26%	1.62%	0.86%	1.54%	2.02%	2.04%	1.15%
Children 17 <	10	17	3	0	9	23	2	5	0	69
% of Child DDs	0.16%	0.28%	0.54%	0.00%	0.61%	0.20%	0.14%	0.51%	0.00%	0.32%
Total PCBS as % of DD Population	409	927	79	62	256	1046	170	148	133	3,442
Adults 18+	342	446	12	17	38	247	38	41	23	1,014
% of Adult PCBS	29.34%	48.11%	15.19%	25.42%	16.10%	22.90%	22.33%	27.70%	24.44%	29.40%

From U.S. Census, 2017 Total Population Characteristics

 Provision for Capacity of Need for Services (PCNS)
 From: Based Services (BBS)
 Developmentally Disabled (DD)

Grantee SF-424's and Certification(s)

OMB Number: 4840-0064
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
* 3. Date Received: 12/15/2021		4. Applicant Identifier: B-76-MC-37-0000
5a. Federal Entity Identifier: [Empty]		5b. Federal Award Identifier: [Empty]
State Use Only: 6. Date Received by State: [Empty] 7. State Application Identifier: [Empty]		
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Decatur		
* b. Employer/Employee Identification Number (EIN/TIN): 37-5071330		* c. Organizational DUNS: 0756139036000
d. Address:		
* Street1: Mary Y. Anderson Plaza		
* Street2: [Empty]		
* City: Decatur		
* County/Parish: [Empty]		
* State: IL; Illinois		
* Province: [Empty]		
* Country: USA; UNITED STATES		
* Zip/Postal Code: 325231065		
e. Organizational Unit:		
Department Name: Community Development Depart.		Division Name: Neighborhood Services
f. Name and contact information of person to be contacted on matters involving this application:		
* First Name: Michelle		* Last Name: [Empty]
* Middle Name: D.		* Suffix: [Empty]
* Title: Neighborhood Services Manager		
Organizational Affiliation: City of Decatur		
* Telephone Number: 217-121-1040		* Fax Number: [Empty]
* Email: Birona@decaturil.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (Specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-018"/>	
CFDA Title: <input type="text" value="Community Development Block Grant (CDBG)"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel"/> </div>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="CDBG-City of Decatur: Housing Rehab., Emergency Rehab., Related Project Costs, Public Services, Fees, Admin. Costs, Code Enforcement, Infrastructure"/>	
Attach supporting documents as specified in agency regulations. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Cancel"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: IL-013	* b. Program/Project: [REDACTED]
Attach an additional list of Program/Project Congressional Districts if needed: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
17. Proposed Project:	
* a. Start Date: 05/01/2020	* b. End Date: [REDACTED]
18. Estimated Funding (\$):	
* a. Federal	1,417,995.00
* b. Applicant	[REDACTED]
* c. State	[REDACTED]
* d. Local	[REDACTED]
* e. Other	[REDACTED]
* f. Program Income	[REDACTED]
* g. TOTAL	1,417,995.00
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on [REDACTED] <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach [REDACTED]	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> I AGREE <small>* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: Mr.	* First Name: [REDACTED]
Middle Name: [REDACTED]	
* Last Name: Wright	
Suffix: [REDACTED]	
* Title: City Manager	
* Telephone Number: 217-422-2001	Fax Number: [REDACTED]
* Email: Wright@decaturil.gov	
* Signature of Authorized Representative: [REDACTED]	* Date Signed: [REDACTED]

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

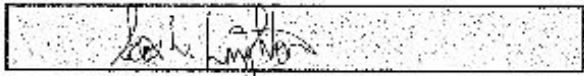
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4703) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 ad-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A 102


11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11735; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11888; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Decatur	04/17/06

SF-424D (Rev. 7-97) Back

Application for Federal Assistance SF-424		
* 1 Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2 Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* 3 Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3 Date Received: <input type="text"/>		
4 Applicant Identifier: <input type="text"/>		
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only: 6 Date Received by State: <input type="text"/> 7 State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/>		
* b. Employer/Agency Identification Number (EIN/AN): <input type="text"/>		* c. Organizational OUNS: <input type="text"/>
d. Address:		
* Street1: <input type="text"/>		
* Street2: <input type="text"/>		
* City: <input type="text"/>		
* County/Parish: <input type="text"/>		
* State: <input type="text"/>		
* Province: <input type="text"/>		
* Country: <input type="text"/>		
* Zip/Postal Code: <input type="text"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/> * First Name: <input type="text"/>		
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/> Fax Number: <input type="text"/>		
* Email: <input type="text"/>		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
<input type="text" value="City or Township Government"/>		
Type of Applicant 2: Select Applicant Type:		
<input type="text"/>		
Type of Applicant 3: Select Applicant Type:		
<input type="text"/>		
* Other (specify):		
<input type="text"/>		
* 10. Name of Federal Agency:		
<input type="text" value="Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number:		
<input type="text" value="14-219"/>		
CFDA Title:		
<input type="text" value="HOME Investment Partnership Funds (HOME)"/>		
* 12. Funding Opportunity Number:		
<input type="text"/>		
* Title:		
<input type="text"/>		
13. Competition Identification Number:		
<input type="text"/>		
Title:		
<input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>
* 15. Descriptive Title of Applicant's Project:		
<input type="text" value="HOME - City of Issaquah, Housing Rehabilitation, Acquisition/Rehabilitation, Homeless cash payment Assistance, Administrative costs"/>		
Attach supporting documents as specified in agency instructions.		
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="Cancel"/>

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="IL-013"/>	* b. Program/Project: <input type="text" value=""/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text" value=""/> <input type="button" value="Add Congressional District"/> <input type="button" value="Delete Congressional District"/> <input type="button" value="Clear All"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2020"/>	* b. End Date: <input type="text" value=""/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="431,353.00"/>
* b. Applicant:	<input type="text" value=""/>
* c. State:	<input type="text" value=""/>
* d. Local:	<input type="text" value=""/>
* e. Other:	<input type="text" value=""/>
* f. Program Income:	<input type="text" value="20,686.30"/>
* g. TOTAL:	<input type="text" value="661,353.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value=""/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text" value=""/> <input type="text" value=""/> <input type="text" value=""/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Scott"/>
Middle Name: <input type="text" value=""/>	
* Last Name: <input type="text" value="McGowan"/>	
Suffix: <input type="text" value=""/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="217-654-2001"/>	* Fax Number: <input type="text" value=""/>
* Email: <input type="text" value="scott.mcgowan@decaturil.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/01/2020"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1623, and 1685-1886), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1917 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by GSA Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§270a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 107(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 170(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the nation's wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Decatur	11/14/2013

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

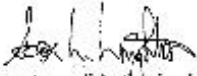
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

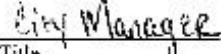
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

Nov. 11, 2020
Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020, 2021, 2022, [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

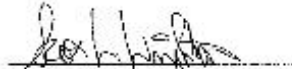
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

Nov. 4, 2020
Date

City Manager
Title

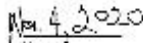
OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

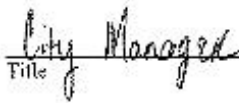
The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official



Date



Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

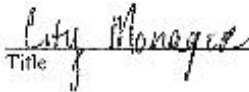
Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official

Nov 4, 2020

Date



Title

Appendix - Alternate/Local Data Sources

1	Data Source Name Survey of Unmet Needs
	List the name of the organization or individual who originated the data set. City of Decatur
	Provide a brief summary of the data set. The City of Decatur distributed a survey of unmet needs to: Economic Development professionals, Residents, Non Profits, Homeless Continuum. The survey was mailed, e-mailed or hand delivered to various groups and a hard copy was available in the Macon County Senior Center, Belvidere, and Community Development Department.
	What was the purpose for developing this data set? To obtain data and information on unmet needs in the community.
	Provide the year (and optionally month, or month and day) for when the data was collected. Meetings were held in September, October and November of 2019 and February of 2020. Paper surveys continue to be available.
	Briefly describe the methodology for the data collection. The City of Decatur distributed a survey of unmet needs to: Community professionals, Residents, Non Profits, Homeless Continuum. It was mailed, e-mailed to various community groups and a hard copy was available in the Community Development Department.
	Describe the total population from which the sample was taken. .Decatur Residents and organizations that serve Decatur Residents i.e. Representatives from social services, economic development, housing, education, health care providers and government bodies
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. (See Executive Summary and Citizen Participation Plan)