

# **HOUSING AND COMMUNITY DEVELOPMENT Annual Action Plan**

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**Program Year 2019**

**June 1, 2019 thru May 31, 2020**

**\*\*\*DRAFT\*\*\***

**City of Elgin  
Community Development Department  
150 Dexter Court  
Elgin, Illinois 60120**

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**City of Elgin  
Annual Action Plan  
Program Year  
2019**

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# Executive Summary

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

### 1. Introduction

The City of Elgin receives federal Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to develop an Annual Action Plan that articulates the housing and community development goals it will address using these funds. This Action Plan is for Program Year 2019, which began on June 1, 2019 and ends on May 31, 2020.

The overall objective of the CDBG Program is to foster the development of viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low- and moderate-income people. The CDBG Program provides funding for a wide range of housing and community development activities that help to strengthen neighborhoods and improve the overall quality-of-life for residents.

The City of Elgin has participated in the CDBG Program since 1975 as a “metropolitan city” serving a program area that is coterminous with its municipal boundaries, which includes portions of both Kane and Cook Counties. In 2004, the City of Elgin formed a partnership with Kane County – known as a “consortium” – in order to participate in HUD’s HOME Investment Partnerships Program. The area served by the Consortium includes the county’s CDBG program area and the City of Elgin.

In the spring of 2015, Kane County, as the lead entity of the Consortium, adopted a Housing and Community Development Consolidated Plan for 2015 – 2019. The Consolidated Plan contains a housing and homeless needs assessment, a housing market analysis, and a strategic plan, which identifies priority needs in the Consortium area, and establishes funding priorities for the five-year period covered by the Plan. The activities outlined in this Annual Action Plan for Program Year 2019 address those priorities and will help both the City and the Consortium meet the goals and objectives laid-out in the Consolidated Plan.

During Program Year 2019, the City will have access to CDBG funds carried over from previous program years, as well as new CDBG funds awarded by HUD. Together, these total \$947,160, and this Annual Action Plan allocates the funds for a variety of projects that will address the priorities identified in the Consolidated Plan.

As the summary below shows, all CDBG activities (with the exception of program planning and administration) will benefit low- to moderate-income residents.

#### **Community Development Block Grant Program**

- Affordable Housing/Owner-Occupied Housing Rehabilitation/Repair Assistance: \$263,892
- Facility Development: \$11,907
- Homeless and Supportive Services: \$72,411
- Neighborhood Infrastructure: \$450,000
- Program Planning and Administration/Program Administration: \$148,950

## 2. Summarize the objectives and outcomes identified in the Plan

The Kane County/City of Elgin Consortium has identified the following objectives to be addressed with resources covered under the Consolidated Plan:

### **Objective #1: Affordable Housing**

Under the priority of Affordable Housing, the Consortium will:

1. Provide gap financing for affordable homeownership and rental opportunities by providing development subsidies designed to reduce the market price of such housing.
2. Implement an owner occupied rehabilitation program funded by both HOME and CDBG funds for low to moderate income households. Energy efficiency improvements, health/safety repairs, code violations, and accessibility modifications will be priorities under the program.
3. Provide first-time homebuyer assistance to low-income homeowners throughout the area. Homeownership education and financial management counseling services will be included as a component of such assistance.
4. Continue to further fair housing by educating the public and community stakeholders regarding fair housing laws.

### **Objective #2: Neighborhood Improvements**

When appropriate, the county and city will strategically utilize their Federal funding to provide “gap” funding for critical, targeted, neighborhood improvement projects. Generally, there are four main focus areas of neighborhood improvement priority which could be targeted with Federal funds; 1) Storm water drainage, 2) Sanitary sewers and potable water supply, 3) Streets and sidewalks, and 4) Parks.

### **Objective #3: Facility Development**

As in prior years, Kane County and the City of Elgin will provide support for the construction, rehabilitation and general improvement of public facilities such as community centers and facilities from which human services are provided to area residents.

### **Objective #4: Homeless Services**

The Consortium will work to support the availability of both emergency-shelter and transitional-housing services and facilities. Furthermore, it will continue to support the Continuum of Care for Kane County as a vehicle through which services to the homeless population are coordinated and funding is obtained to address critical needs.

### **Performance Outcome Measurement**

Three broad objectives have been established focusing on supporting low- and moderate-income households in ways that are consistent with the goals of the Consolidated Plan:

- Create suitable living environments
- Provide decent, affordable housing
- Create economic opportunities

The following outcome options help to identify the type of change/result that is sought by each activity:

- Availability/Accessibility: Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. Accessibility does not refer only to physical barriers, but to making the affordable basics of daily living available

and accessible to low- and moderate-income people.

- **Affordability:** Activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. This can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services including transportation or day care.
- **Sustainability:** Projects where the activity is aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slum or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Progress toward Outcomes is measured with Output Indicators, as defined by HUD. Objectives are combined with Outcomes to produce an Outcome Statement. Outcomes are the “benefits” relating to a change in conditions, status, attitudes, knowledge, or behavior that result from the funded programs.

### **3. Evaluation of past performance**

The City of Elgin has participated in the CDBG Program since 1975. Since then, the City has used its annual CDBG allocations, totaling \$36.2 million, to fund a variety of programs and projects, which have improved housing conditions, strengthened neighborhood infrastructure, enhanced public facilities, and expanded emergency shelter services.

In the first four years of the current Consolidated Planning period (2015 to 2019), the City has invested over \$3.16 million in CDBG funds towards affordable housing activities, neighborhood improvement projects, and homeless programming. These programs and projects have served to improve and maintain over 74 units of affordable housing units, provide homeless services to over 8,478 at-risk or homeless individuals, as well as improve the overall quality of life for 68,967 residents in low- and moderate-income neighborhoods.

At the close of each program year, the City summarizes the year’s activities and accomplishments in a Consolidated Annual Performance and Evaluation Report (or “CAPER”), which is made available for public review during a fifteen-day comment period prior to being submitted to HUD.

### **4. Summary of Citizen Participation Process and consultation process**

On January 8, 2019, the City launched its citizen participation process for the 2019 program year in partnership with Kane County. On that day, a public hearing was held at The Centre of Elgin, the City’s downtown public recreation/conference center. The purpose of the hearing was to solicit citizen input regarding the community needs and objectives identified in the Consortium’s 2015-2019 Consolidated Plan, which guides the use and allocation of funds. Following the hearing, the Kane County Office of Community Reinvestment, which provides CDBG program management services to the City, prepared a draft of the City’s Annual Action Plan under the direction and oversight of the City’s Community Development Department. The City released a draft of its Annual Action Plan for public review and comment during a 30-day comment period held from June 7, 2019 thru July 8, 2019. Activities included in the 2019 Annual Action Plan were discussed at a publicly noticed Committee of the Whole meeting of the Elgin City Council on June 26, 2019, and the Council formally adopted the Plan at its publicly noticed meeting on July 24, 2019. The development and adoption process for the City’s 2019 Annual Action Plan was consistent with the Kane-Elgin Consortium’s Citizen Participation Plan, and all applicable HUD regulations.

**5. Summary of public comments**

No comments were received during the public hearing or during the 30-day public comment period.

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

Not applicable.

**7. Summary**

Program Year 2019 represents the fourth year of the current five-year Consolidated Planning period, and this Annual Action Plan outlines the activities the City will undertake with Federal funds during the year.

During Program Year 2019, the City will have access to a total of \$947,160 in CDBG funds. This amount represents the total of the City’s Federal Fiscal Year 2019 formula allocation (\$865,607) and “carry-over” funds (\$81,553) remaining from prior program years. These funds have been allocated for a variety of activities that will address the priorities identified in the Strategic Plan, including affordable housing, neighborhood improvements, and program planning and administration.

The following table provides a summary of the CDBG activities included in this Action Plan. With the exception of funds that will support program planning and administration activities, 100% of the funding will support programs/projects that will benefit low- or moderate-income residents.

<b>CITY OF ELGIN COMMUNITY DEVELOPMENT PROGRAM BUDGET FOR PROGRAM YEAR 2019</b>			
<b>Priority Needs Category</b>	<b>Program/Project Name</b>	<b>Program/Project Description</b>	<b>Funding</b>
<b>Facility Development</b>	Senior Services Associates	Roof Replacement	\$11,907
<b>Affordable Housing</b>	Affordable Housing Fund	Gap financing for housing rehab/construction	\$263,892
<b>Homeless and Supportive Services</b>	Association for Individual Development	Elgin Community Support Team	\$23,020
	Ecker Center	Homeless Outreach & Engagement	\$18,391
	PADS of Elgin	Day Shelter	\$31,000
<b>Neighborhood Improvements</b>	City of Elgin Engineering Dept.	Southeast Neighborhood Resurfacing	\$450,000
<b>Program Planning and Administration</b>	Kane County	CDBG Program Management	\$124,650
	Kane County	Continuum of Care Program	\$4,300
	City of Elgin	2020-24 Consolidated Planning	\$20,000
<b>GRAND TOTAL</b>			<b>\$947,160</b>

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

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

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	ELGIN	Community Development Department

Table 1 – Responsible Agencies

### Narrative

The City of Elgin's Community Development Department is responsible for administration of the City's CDBG program. The Mayor is the Chief Elected Official, while the City Manager (or his designee) is the Chief Certifying Official. Program management functions are performed by the Kane County Office of Community Reinvestment, which is under contract with the City and reports to the Director of the City's Community Development Department. Financial management functions are overseen by the City's Finance Department, under the supervision of the Chief Financial Officer, and conducted on a day-to-day basis by the Finance Manager with assistance from the Accountants and the Purchasing Officer. Legal Counsel is provided by the city's Corporation Counsel, with assistance from the Assistance Corporation Counsel.

### Consolidated Plan Public Contact Information

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