



Community Development Department

Program Year 2021

Consolidated Annual Performance
and Evaluation Report

October 1, 2020 – September 30, 2021

December 1, 2021

DRAFT

**Contact Community Development
At 708-795-6850**

Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) serves to meet the performance reporting requirements of the U.S. Department of Housing and Urban Development (HUD) as set forth with the Consolidated Plan Regulations at 24 CFR 91.520. This report describes the Community Development Block Grant (CDBG) funded activities undertaken by the City of Berwyn during the Program Year 2020 beginning October 1, 2020 and ending September 30, 2021.

These grants fund community development efforts to improve housing, economic, social conditions and opportunities for low-income and moderate-income residents of the City.

The City funded and administered projects to address the four main goals of the Consolidated Plan. The City also supported its goals and strategies through administrative actions, including providing support to non-profits, planning and coordination of local resources, and collaborating with other organizations and governmental agencies such as Cook County / the Cook County Consortium. The City did not hinder the implementation of any part of the Action Plan or Consolidated Plan through action nor willful inaction.

A draft of this report was made available for public review and comment for a period beginning December 1, 2021. The City solicited written comments. The City will hold a public hearing on the CAPER @ 10:00 AM on December 17, 2021 at 6700 W 26th Street, Berwyn, Illinois. The complete document remains available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department and on the City's web-site.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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moderate-income residents of the City.

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A draft of this report was made available for public review and comment from December 1, 2021 through December 17, 2021. Berwyn received no comments. The City held a public hearing on the CAPER on December 17, 2021 at 10:00 A.M. @ 6700 W 26th Street, Berwyn, Illinois. The complete document remains available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department, and on the City's website.

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

This report summarizes accomplishments of program year 2020 (PY20), the first year of the City's 2020-2024 Consolidated Plan.

The PY 2020 Annual Action Plan focused heavily on public improvements and facilities. The City completed sewer and street projects initiated the prior year, and completed and sidewalk replacement projects in low and moderate-income neighborhoods during the year. COVID-19 supply chain issues impacted the completion of public improvement projects. This action delayed the completion of PY 2020 Sewer, Water main and Street public facilities and improvements. The City is on track to complete PY 2020 Water main project by May 2022 and Sewer and Street projects by July 2022.

Public service and homelessness activities helped improve the lives of seniors (bus service, health), persons with disabilities (scholarships for special recreation and cultural enrichment), youth (children's dental care, teen trauma services, and youth internships for at-risk youth), and domestic violence prevention and homeless services.

The City's single family rehabilitation program was impacted by COVID-19, resulting in the completion of two of five planned single family home rehabilitation.

While the execution of Berwyn's CDBG funded programs were affected by the pandemic, the City also received additional funds to respond to its impact. On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security ("CARES") Act, Public Law 116-136 was signed by the President

of the United States. This made available \$5 billion in Community Development Block Grant Coronavirus (“CDBG-CV”) funds to respond to the growing effects of the historic COVID-19 public health crisis. On April 2, 2020 the Department of Housing and Urban Development (“HUD”) informed the City of Berwyn that CARES Act funding in the amount of \$755,917 would be allocated to the jurisdiction based on the existing entitlement formulas. The CARES Act also authorized the HUD Secretary to grant waivers and alternative requirements related to the use of CDBG-CV funds, including the suspension of the 15 percent cap on funding for public services; reducing the public comment period for consolidated plan and action plan amendments to five days; and allowing the option of virtual hearings. All activities funded must still meet the eligibility and national objective requirements of the CDBG program.

The City of Berwyn has applied for and received waivers for the CDBG-CV supplemental funds. On June 23, 2020, the City amended the Consolidated Plan and the PY 2019 Action Plan to include Coronavirus Aid, Relief and Economic Security Act (CARES Act) funding (CDBG-CV) to address the COVID-19 Pandemic with a special focus on Community Services.

On September 11, 2020, HUD notified the City of Berwyn that an additional \$351,851 in CDBG-CV funds was being allocated to the City of Berwyn, bringing the cumulative amount for all allocation rounds to \$1,107,768. The City amended the PY 2019 Action Plan on February 9, 2021 to include the additional CARES act funding.

Both program highlights and a summary of the City’s accomplishments by the goals and objectives outlined in the Consolidated Plan are summarized in Table 1 below.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Berwyn generally met both its PY 2020 Annual Action Plan Goals and its five year strategic plan goals identified in the 2020-2024 Consolidated Plan. However, The Stay at Home order delayed the completion of three public facilities and improvements projects; a street improvement and

sewer and water main improvement project will now be completed in 2022. The City rehabilitated two housing units in PY 2020, below its anticipated goal of five units. The City's analysis and plans for revitalization the program are discussed below under Affordable Housing (CR-20).

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|------------------------------------|-----------------------------------|-----------------|---|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Affordable Housing Rehabilitation | Affordable Housing | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 30 | 2 | .066% | 6 | 2 | 33.33% |
| Community Response (COVID-19) | Affordable Housing Homeless | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | | 0 | 0.00% | | | |
| Community Response (COVID-19) | Affordable Housing Homeless | CDBG: \$ | Homelessness Prevention | Persons Assisted | 250 | 1 | 0.00% | | | |
| Homelessness Services | Homeless | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | | | | | | |
| Homelessness Services | Homeless | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 80 | 6 | .075% | 16 | 6 | 37.50% |
| Public Improvements and Facilities | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 40000 | 1760 | .044% | 6400 | 1760 | .275% |

| | | | | | | | | | | |
|-----------------|--|----------|--|------------------|------|-----|-------|------|-----|-----|
| Public Services | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 6000 | 950 | .158% | 1254 | 950 | 76% |
|-----------------|--|----------|--|------------------|------|-----|-------|------|-----|-----|

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Berwyn generally met both its PY 2019 Annual Action Plan Goals and its five-year strategic plan goals identified in the 2015-2019 Consolidated Plan, as amended. The City exceeded expectations in achieving its public facilities and public service goals for both the annual and five-year period. However, The Stay at Home order delayed two public facilities and improvements projects; a street improvement and sewer improvement project was completed in September 2021. The City rehabilitated three housing units in PY 2019, below its anticipated goal of five units, also due to the Governor’s Stay at Home order. The City’s analysis and plans for the revitalization program are discussed below under Affordable Housing (CR-20).

The City targeted funds during PY 2020 to address its priority needs, as described in the 2020-2024 Consolidated Plan, as summarized below.

Affordable Housing Priorities

To address the city’s aging housing stock, the Consolidated Plan placed a high priority on supporting Berwyn homeowners to maintain their homes and to address repairs that posed health and safety hazards. The plan supported the Single Family Rehabilitation Loan Program (SFR Loans) to assist low- to moderate-income residents (under 80% AMI) make code-compliant repairs to their homes. This effort aims to maintain the number of units available to LMI residents and the number of LMI residents living in owner-occupied housing. SFR Loans are no-interest, no-payment loans that are not repaid until the owner sells or refinances the property.

The city rehabilitated two single family homes in PY 2020, less than anticipated before the COVID-19 pandemic. The Community Development department continued to work with homeowners to identify viable projects; 386 Homeowners contacted the Community Development Department for SFR information. Staff reviewed the application process with 18 homeowners seeking financial assistance.

The Single Family Rehabilitation Coordinator continues to reach out to homeowners offering assistance with the application process. Although the Stay at Home order was lifted by the Governor on May 29, 2020, homeowners continued to show reluctance in allowing staff to conduct home visits to evaluate projects.

Homeless priorities

The Consolidated Plan identified homeless persons who were unsheltered and living in a place not fit for human habitation within Berwyn. The City worked with Housing Forward (formerly West Suburban PADS) to provide emergency shelter for this homeless population. The City also worked with Sarah's Inn on domestic violence issues that are often a cause of homelessness. The City's SFR Program also helps maintain homes to reduce homelessness caused by substandard housing. In the spring of 2019, the City recognized an increased risk of homeless resulting from job losses associated with the COVID-19 pandemic. As a result, it amended the PY 2019 Action Plan to add supplemental CDBG CARES Act grant for emergency mortgage, rental, and utility assistance to help Berwyn families remain in their homes. During the program year, Berwyn worked closely with Housing Forward to initiate the new program.

Between August 3, 2020 and February 19, 2021, Housing Forward received 63 Berwyn referrals/intakes from the Suburban Cook Call Center and the Health Connection Hub. Housing Forward assisted 17 Berwyn households with rental, mortgage, and utility assistance. Funding was provided from both the Community Reinvestment Fund and the CDBG-CV grant. Eire House assisted 8 Berwyn households with rental, mortgage, and utility assistance. All funds came from sources other than CDBG-CV. Ten additional families received a one-time grant for \$500 from the Eire House emergency fund.

(Continued Below)

Progress made in carrying out strategic / action plan (Cont.)

While the pandemic affected the execution of Berwyn's CDBG funded programs, the City also received additional funds to respond to its impact. On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security ("CARES") Act, Public Law 116-136 was signed by the President of the United States. This made available \$5 billion in Community Development Block Grant Coronavirus ("CDBG-CV") funds to respond to the growing effects of the historic COVID-19 public health crisis. On April 2, 2020, the Department of Housing and Urban Development ("HUD") informed the City of Berwyn that it would receive an allocation of \$755,917 in CARES Act funding. The CARES Act also authorized the HUD Secretary to grant waivers and alternative requirements related to the use of CDBG-CV funds, including the suspension of the 15 percent cap on funding for public services; reducing the public comment period for consolidated plan and action plan amendments to five days; and allowing the option of virtual hearings. All activities funded must still meet the eligibility and national objective requirements of the CDBG program. The City of Berwyn

applied for and received waivers for the CDBG-CV supplemental funds. On June 23, 2020, the City amended the Consolidated Plan and the PY 2019 Action Plan to include CARES Act funding (CDBG-CV) to address the COVID-19 pandemic with a focus on Community Services. On September 11, 2020, HUD notified the City of Berwyn that an additional \$351,851 in CDBG-CV funds was being allocated to the City of Berwyn, bringing the cumulative amount for all allocation rounds to \$1,107,768. The City amended the PY 2019 Action Plan on February 9, 2021, to include the additional CARES act funding. Both program highlights and a summary of the City's accomplishments by the goals and objectives outlined in the Consolidated Plan are summarized in Table 1 below.

Use of Funds - Homeless (cont.)

Accomplishments for each of these programs are described in greater detail in the CDBG Activity Summary Report (PR03) report in the appendix. In addition to directly funding programs, the City, which does not receive Emergency Solutions Grant funding, also addresses homeless priorities through its engagement with the Alliance to End Homelessness in Suburban Cook County. The Alliance coordinates the assessment and outreach to homeless persons throughout several surrounding jurisdictions. See CR-25 -Homeless and Other Special Needs below for additional information.

Use of Funds - Public Services, Public Facilities, Admin

During the consolidated planning process, survey respondents and forum participants frequently called attention to the need for health and support services for vulnerable populations. Residents were particularly concerned that the existing services did not meet the needs of the senior and youth population. There was also a strong demand for services and facilities to meet the needs of youth, seniors, and working parents in need of childcare. Many participants expressed a desire to see multiple services integrated into one common space. During PY 2020, the City supported high priority community (public) service activities identified in the Consolidated Plan, including:

The Berwyn Senior Bus Program provided bus transportation for 234 Berwyn seniors, including 81 seniors with disabilities.

Children's Dental Clinic Program provided 254 Berwyn children with in-clinic preventative and restorative dental care

West Suburban Special Recreation Day Camp provided 9 Berwyn children with disabilities and Seasonal Assistance Program provided 4 children with art, cultural and other recreational programming. These programs were impacted by the pandemic.

Youth Crossroads Family Support Services Teen Trauma Program assisted 170 at-risk Berwyn youth through school-based trauma counseling

services. Youth Crossroads Youth Intern Leadership Program engaged 45 low-income Berwyn teens in 1,109 hours of Youth Leadership Program (YLP) activities. Accomplishments for each of these programs are described in greater detail in the CDBG Activity Summary Report (PR03) report in the Appendix.

Public Facilities and Public Improvements emerged as among the highest rated priorities needs both in the community forums and in the individual survey responses. In fact, improving a broad range of public infrastructure was the greatest priority for PY 2020. The City targeted most funds for enhancing the viability of low- and moderate-income neighborhoods through street, sidewalk, and sewerage programs. The City also continued its long-term initiative to remove architectural barriers from public and community buildings.

Sidewalks: The City replaced 13,685 S.F. of sidewalk, 218 FT of concrete curb and gutter, 100 S.F. of ADA compliant detectable warnings, and restoration of all disturbed areas.

Sewer: The 2019 City Sewer project was completed during program year 2020. The PY 2020 Sewer project was delayed due to the COVID-19 pandemic and will be completed by July 2022.

Streets: The 2019 City Street Project was completed during program year 2020. The 2020 City Street Project was delayed due to the COVID-19 pandemic and will be completed by July 2022.

Program Administration: The department is committed to administering its programs effectively and equitably, and ensuring that all eligible members of the community can benefit from program activities.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

| | CDBG |
|---|------|
| White | |
| Black or African American | |
| Asian | |
| American Indian or American Native | |
| Native Hawaiian or Other Pacific Islander | |
| Total | TBD |
| Hispanic | |
| Not Hispanic | |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

* Total Race includes 29 Other Multi-Racial, a category excluded from the Table in system.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | 1,464,792.00 | 1,316,531.62 |
| CDBG-CV | public - federal | 1,099,445.00 | 13,527.33 |

Table 3 - Resources Made Available

Narrative

The City expended \$1,316,531.62 of CDBG funds and \$13,527.33 of CDBG-CV in PY 2020, which included funds from both the current year and prior years (including reallocations). The City of Berwyn received \$139,398 in Program Income in PY 2020. The expenditures were primarily invested in infrastructure and public facility projects, comprising 52% of non-administrative funds.

The City met or exceeded all CDBG standards during the program year:

- Nearly 100% of funds were expended on activities that benefited low and moderate-income residents
- The City expended or obligated 20% during PY 2020 year grant for planning and administration, meeting the 20% statutory cap for these activities. A second planning and administration test looks at the actual CDBG grant funds used (excluding program income). Berwyn continues to remain below 20% of grant funds excluded for all years since the test's inception. Total expenditures and unliquidated obligations for public service activities (adjusted for expenditures against previous unliquidated obligations) was 14.47% of the annual grant, under the 15% statutory cap on public service activities.
- The city met its timeliness test obligation, with a 1.16 ratio, well below the 1.5 CDBG standard, on August 2, 2021. The City also continued to expend funds on large infrastructure projects through the remaining program year.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| | | | |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's CDBG allocation is devoted entirely to serving Berwyn's low- to moderate-income population. Census Tracts have been identified where most residents are low- to moderate-income. Berwyn is a small city of less than four square miles, and these census tracts are dispersed throughout the city except for the southwest quadrant (roughly). CDBG Public Improvements and Facilities activities are in and targeted exclusively to these areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fund leveraging was encouraged among the City's CDBG partners. The city especially benefitted from additional resources that local and regional nonprofit organizations brought to city to provide a wide range of services to residents with low- or moderate-incomes and special needs. Subrecipient leveraged funding sources included organizational fundraising, private donations, Cook County and State of Illinois funds, other Federal resources, and in-kind contributions. For PY 2020, subrecipient organizations that were awarded CDBG funds anticipated leveraging approximately \$4.9 million. There is no publically owned land within the City of Berwyn utilized for CDBG.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 0 | 0 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of households supported through Rental Assistance | 250 | 1 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 6 | 2 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 256 | 3 |

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City rehabilitated two single family homes in PY 2020, 33.33% of its goals for the year. The Rehabilitation Program was impacted first by the COVID-19 Pandemic stay-at-home orders, and subsequently by the reluctance of homeowners to allow home inspection visits. Staff is in contact with 18 homeowners who requested and applications but have not submitted them for consideration. The City continues to identify new ways to inform residents about the single-family rehabilitation program, such as enclosing program brochures in water bills.

Discuss how these outcomes will impact future annual action plans.

The City remains committed to the single-family rehabilitation program as both a means to allow low- and moderate-income residents to remain in safe and suitable housing and maintain the viability of its many residential neighborhoods. The City continues to aggressively expand outreach to boost participation in the program and has taken a more active role in working with smaller contractors. The city evaluated pre-pandemic demand for housing rehabilitation loans when developing its 2020-2024 Consolidated Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 1 | 0 |
| Low-income | 1 | 0 |
| Moderate-income | 0 | 0 |
| Total | 2 | 0 |

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

As a small CDBG-only Entitlement community that does not receive ESG funding, the City provides referrals and supports the Alliance to End Homelessness in Suburban Cook County, which coordinates the assessment and outreach to homeless persons throughout several surrounding jurisdictions.

Addressing the emergency shelter and transitional housing needs of homeless persons

Throughout Cook County, emergency, transitional, and safe-haven facilities provide shelter for veterans, households, and individuals. Before the pandemic, Berwyn had 80 beds available in two shelter locations. St. Mary of Celle (1428 Wesley) has 60 beds, and Unity Lutheran Church (6720 W. 31st St.) has 20. Housing Forward, a local homeless provider, also reports six supportive housing units in Berwyn. The City provided direct funding to Housing Forward in PY 2020.

Due to the COVID-19 Pandemic, all shelters were closed. Clients were moved out of crowded Homeless Shelters to hotels and motels, offering a solution to escape the ravages of the coronavirus. Housing Forward signed a one-year agreement with a local 65 room hotel in Oak Park to serve as housing for its homeless clients, temporarily ending its rotating nightly shelter service. The move followed the national trend of nonprofits utilizing empty hotel space to safely house homeless individuals and families, who are among the most vulnerable to the COVID-19 coronavirus.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Due to limited capacities, the City's approach to helping residents avoid becoming homeless and to transition to permanent or independent housing is primarily referral-based. The City refers residents to the Alliance to End Homelessness in Suburban Cook County and the Cook County Housing Authority.

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 works closely with the Alliance to End Homelessness in Suburban Cook County, Housing Forward, and others to support several nonprofit organizations and programs. These partners work with the homeless and assist elderly, persons with severe mental illness and disabilities, substance abuse problems, or HIV/AIDS to avoid them becoming homeless.

This support includes: 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; preventing individuals and families who were recently homeless from becoming homeless again, and; helping those who are likely to become homeless after being discharged from publicly funded institutions and systems of care.

Between August 3, 2020 and February 19, 2021, Housing Forward received 63 Berwyn referrals/intakes from the Suburban Cook Call Center and the Health Connection Hub. Housing Forward assisted 17 Berwyn households with rental, mortgage and utility assistance through funding provided from both the Community Reinvestment Fund and the American Rescue Plan Act through Cook County. Eire House assisted 8 Berwyn households with rental, mortgage and utility assistance. All funds came from sources other than CDBG-CV. Ten additional families received a one-time grant in the amount of \$500 from the Eire House emergency fund.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Berwyn does not have a public housing authority, nor does it administer a Section 8 rental assistance program. The City relies on the Cook County Housing Authority to provide this rental assistance, and while it supports fair housing choice, the City has no control over how this assistance is provided.

The Cook County Housing Authority manages public housing and Housing Choice Vouchers low-rent units for County residents, which are located throughout the County. The vast majority of assisted households were extremely low-income, with the rest either low- or moderate-income. Assisted households included elderly and disabled (heads of household), as well as large households.

Currently, there are no Low-Income Housing Tax Credit (LIHTC) units in Berwyn.

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

N/a

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

As noted in the City's Consolidated Plan and this CAPER, Berwyn supports public policies, funding, and actions that expand the creation of affordable housing, especially for lower income households. City staff participates in regional discussions on mixed-income and inclusionary zoning and other potential policies to promote affordable housing. Having few vacant parcels, the City's largest reservoir of opportunities to provide this housing remains existing housing stock remains.

In 2018, the City of Berwyn agreed to collaborate with Cook County and other municipalities to create a regional AFH. Cook County agreed to act as the lead agency. The analysis includes a review of the City of Berwyn's, regulations, policies, procedures and practices, and how these variables affect housing and its residents. The completion of the analysis has been delayed due to COVID-19. The City continues to coordinate with Consortia jurisdictions and anticipates the completion of the AFH in 2022.

The City intends to pursue every available opportunity to obtain additional funding and support from the federal government, private sector, and other sources to preserve the City's existing housing stock and explore opportunities to develop new housing. The City's adopted comprehensive plan provides a guide and framework for facilitating new development and preserving a good quality of life for all in Berwyn. The City implemented a new zoning ordinance that will reinforce these goals and support a sustainable future.

The provisions of this Zoning Code are adopted pursuant to the city's home rule authority under Article VII of the Constitution of the State of Illinois (1970), and the authority granted to the city by the Illinois Municipal Code, for the following purposes:

- (A) Protect and promote the health, safety, comfort, convenience, and general welfare of the public.
- (B) Ensure adequate light, air, open space, privacy, and access to property.
- (C) Implement the goals and objectives of the city's Comprehensive Plan and the other land use policies of the city.
- (D) Maintain and promote orderly land use patterns and development.
- (E) Facilitate the provision of adequate public services and infrastructure.
- (F) Protect the city's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive.

(G) Protect and enhance the taxable value of land, buildings, and structures.

(H) Promote development that sustainably manages environmentally sensitive issues.

(I) Define the responsibilities of the city's administrative bodies and establish procedures for the effective use of the provisions of this Code.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are most likely to bear the burden of these needs. Strategies to address such concerns as poverty, lead-based paint hazards, affordable housing and homelessness, and the physical environment are highly dependent on federal funding that appears to be on the wane. However, much can be achieved locally by working together cooperatively. The City has reached out to the County, the State, and nearby jurisdictions and they have all responded with a strong commitment to enhance coordination, develop institutional structures, and support community development.

Realizing that CDBG funds are severely limited, the City's program has made every effort to encourage owners to maintain their properties. It has worked with the federal, state, and county governments to apply for and implement an array of programs, ranging from foreclosures to homelessness, and provide affordable housing opportunities to all those in need.

Underserved populations in Berwyn include the elderly and disabled and those seeking work that cannot find employment. The City relied on its network of public and nonprofit service agencies, along with its ties to the private sector and economic development agencies, to provide an array of supportive services and limited financing. CDBG funded ADA improvements at public facilities, benefitting persons with disabilities that are often underserved. CDBG and other city resources also supported services for persons with disabilities and seniors.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All of the City's federally funded housing programs are designed to comply with the lead paint requirements of 24 CFR Part 35. Most of the CDBG-funded housing activities require lead-safe work practices. The City maintained its lead inspection and abatement requirements for its housing rehabilitation programs and offered lead paint hazard remediation through its Single Family Rehabilitation Program for very-low, low- and moderate-income homeowners.

All contractors selected under the City's Single Family Rehab program are now required to be lead certified. Other organizations join in warning of the dangers of lead poisoning and provided information to homeowners about how to renovate and preserve Berwyn's historic homes safely.

Participants in the City's programs are advised of the potential dangers of lead-based paint in their homes, and sign a form verifying that they understand the potential hazard. The advisory sheet informs residents that a potential exists for lead-based paint hazards in their home, and provides brief lead-based paint awareness information with instructions on how to obtain the City's brochure for further information.

The City of Berwyn is assisting and encouraging residents to replace their lead water services to promote better health through clean water. The City has extended the Lead Service Replacement program by waiving the tap connection fee for owner-occupied residential homes with three units or less. In addition, the City will restore the street after completed inspections and the street is properly backfilled.

Berwyn continued to work with the Cook County Department of Public Health, the Illinois Department of Public Health, and other agencies to increase awareness of lead paint hazards. Berwyn Department of Public Health worked with McNeal Hospital to test pre-school children for lead poisoning.

Once again, the City and Cook County coordinated efforts to prevent lead exposure to young children living in Berwyn as part of October's Poison Prevention Month activities. Parents with children under four were encouraged to contact the Berwyn Health department to schedule a lead poison screening. Parents were notified that federal funds were available to test and remove lead and directed to the City's website for more information.

The City continues to create ordinances by using the Lead Poisoning Prevention Act to increase compliance with activities that identify exposed children or prevent exposure. The City will provide support and incentives for housing improvements to protect children from lead exposure from deteriorated lead-based paint and lead pipes. The City is exploring implementing a prospective rental inspection (PRI) program for multi-unit housing to identify lead hazards and require their correction. The Building Department will identify activities to ensure lead-safe work practices are developed and implemented by connecting contractors to lead-safe work practice trainings and explore the feasibility and value of implementing a Berwyn healthy homes or lead-safe ordinance.

In 2017, HUD awarded Cook County \$2 million over three years to remediate lead hazards in 120 low-income units in suburban Cook County. Berwyn is among the nine cities identified as high risk for lead poisoning. Twelve additional units are anticipated to be remediated using local funds.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Berwyn's actions to reduce the number of poverty-level families included those funded directly and indirectly by the CDBG Program. Regardless of the source of funding, Berwyn's approach to reducing poverty includes comprehensive measures to promote self-reliance, create new opportunities, and ensure affirmative participation. It also includes reducing housing and transportation cost burdens and providing direct assistance to those at risk of poverty and those presently confronting severe needs caused by poverty.

On October 26, 2016, Cook County passed an ordinance to increase the minimum wage of covered employees working for a covered employer in Cook County. This ordinance affected those employers in the non-Chicago portions of Cook County. The city of Berwyn, a Home Rule Municipality, had the right under the Illinois Constitution to pass an ordinance that would supersede the Cook County minimum wage ordinance. The City of Berwyn's City Council decided to follow the Cook County Minimum Wage Ordinance rather than opt out. Effective July 1, 2017, the minimum wage was \$10/hr. Beginning July 1, 2020 the minimum wage for many Berwyn employees increased to \$13/hr. Starting July 1, 2021 and each year after that, the minimum wage will be adjusted for inflation. On June 7, 2021 Cook County issued a notice that effective July 1, 2021 the minimum wage for non tipped workers would remain at \$13/hr.

Berwyn's City Council also chose not to opt out of the Cook County Earned Sick Leave Ordinance that establishes a right to paid sick leave for employees in Cook County.

Berwyn will continue its efforts to reduce poverty among those able to work by assisting low-skilled residents to obtain skills training, and employment. The City will join with adjacent municipalities to seek job training and placement funding for low-income residents and encourage employment opportunities in areas needing commercial revitalization and redevelopment. It will support the efforts of school systems, social service agencies, and economic development programs to assist job seekers in accessing job postings and referrals and in obtaining help with job applications and interviews.

The City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in connection with the projects awarded under its CDBG contracts. In addition, the City encouraged new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives.

Berwyn also continued its partnerships with its sub-recipients and others in providing direct services, referrals, and mentoring to residents in poverty or on the brink of poverty. The City addressed the physical safety and improved health of residents threatened with isolation and exclusion, including those with disabilities, Veterans, seniors, the homeless and those at risk of homelessness, and victims of domestic violence and HIV/AIDS. A major effort to reduce the impact of service cutbacks and increased living costs, especially for seniors, will assist with transportation, general home maintenance programs, and police protection and community facilities. While this may not reduce the level of poverty for some, it will ensure that resources are used to their maximum benefit and may provide enough assistance to change their circumstances permanently for the better.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Community Development Department staff, some of whom are bi-lingual, maintains the professional experience and expertise required to administer and account for the City's community development program. That experience includes working with subrecipients, residents and service providers, and with HUD's IDIS and accounting systems.

Other ongoing actions to overcome gaps in institutional structures included:

- The City streamlined operations by reducing the number of public service activities, investing more heavily in infrastructure projects, and combining the Community Development Director and Grants Coordinator positions.
- In response to the health emergency, the city held virtual meetings to receive community input on the 2020-2024 Consolidated Plan. Berwyn also began live-streaming a broad range of committee meetings (e.g. City Council meetings, zoning meetings).

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During PY 2019, the City developed its 2020-2024 Consolidated Plan as a Cook County HOME Consortium member. The process included ongoing meetings among regional jurisdictions and outreach to social service agencies.

CDD personnel continue to coordinate services to help link senior citizens with other programs, and participation continues in the Alliance to End Homelessness in Suburban Cook County and the Cook County Continuum of Care.

The City worked closely with its HUD CPD Representative and its partner Housing Forward to develop and implement a new CARES Act funded plan to help Berwyn residents experiencing sudden income loss due to the pandemic remain in their homes. Berwyn benefited from these partners' knowledge and expertise in developing a new emergency mortgage, rental, and utility assistance program that it had not previously undertaken.

The City also coordinated with Erie House, a social service nonprofit, to provide emergency funding to Berwyn residents for mortgage, rental and utility assistance through the Community Reinvestment Fund. Nine Berwyn families received this assistance totaling \$26,996, and another ten families received a one-time \$500 emergency stipend for food, child care, and transportation. Erie House will be opening a new location within the City of Berwyn, providing access to critical services and advocacy for residents.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Berwyn has analyzed its non-English speaking population and found that Spanish is the only language with a significant number of speakers. Accordingly, the City of Berwyn makes Spanish-speaking translators available at its meetings.

To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons upon request. It also began holding more virtual meetings during the program year.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Although relatively affordable compared to many other jurisdictions, housing costs continued to rise in recent years. In October 2021, Berwyn home prices were up 8.4% compared to last year, selling for a median price of \$293K. On average, homes in Berwyn sell after 22 days on the market compared to 19 days last year. As a result, housing affordability and availability have become a greater barrier to fair housing choice in Berwyn. The City is working closely with private lenders, the State, and Cook County to identify resources to maintain accessibility to Berwyn's housing stock for current and prospective residents.

For renters, The FY 2020 Fair Market Rents (FMR) for Chicago-Joliet-Naperville, IL HUD Metro FMR Area Small Area FMRs Cook County Illinois for a studio was \$1,012; one-bedroom \$1,122; two-bedroom \$1,299; three-bedroom \$1,649 and four-bedroom \$1,969. Illinois has the 42nd highest rent in the country out of 56 states and territories. Rents in the City of Berwyn were slightly lower. The average rent for a studio apartment was \$940; one-bedroom \$1,040; two-bedroom \$1,200; three-bedroom \$1,520 and a four-bedroom \$1,820. The increased rents of four-bedroom units are significant because Berwyn has many larger units with four bedrooms or more. These larger units are in greater demand, which should drive their cost higher over the short run. At the same time, the lack of new housing development and rental housing opportunities, especially for seniors and young families, continues to place additional pressures on the existing housing inventory. The new small area FMRs, which guide Cook County's housing choice vouchers, are lower than these FMRs, presenting the possibility that voucher-holders searching for housing in Berwyn will not be accommodated.

Berwyn is continuing its efforts to make its housing more energy-efficient and free of environmental hazards. Making Berwyn's homes more energy-efficient and free of such hazards as lead-based paint continues to be an essential part of promoting a healthy living environment, which additional funding could provide. The City remains optimistic that the comprehensive planning and grant funding coordinated by CMAP and the West Cook County Housing Collaborative will offer new opportunities to develop transit-oriented affordable housing development in Berwyn.

For the homeless, gaps in the existing homeless delivery system slow efforts to provide permanent supportive housing. While supportive services are available, there is a shortage of caseworkers and a fully implemented, Continuum-wide approach to working with chronic homeless. An additional concern is the number of low-income individuals and children at imminent risk of needing to reside in shelters or become homeless.

The City supports several nonprofit organizations and programs that assist elderly, persons with severe mental illness and disabilities, substance abuse problems, or HIV/AIDS. Organizations currently help approximately 200 of these individuals who are at-risk of becoming homeless or requiring shelter.

The City's Community Relations Commission will continue as the focal point for those experiencing or reporting discrimination. Counsel and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, the Heartland Alliance, the Sergeant Shriver Center,

the Chicago Community Trust, and the Chicago Coalition for the Homeless.

CR-40 - Monitoring 91.220 and 91.230

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

The City implemented revised policies and procedures for monitoring in PY 2015, with increased emphasis on ensuring subrecipients stay compliant with CDBG and OMB regulations and use awards to meet the objectives described in their applications.

In PY 2019, the City held a meeting with approved subrecipients to review expectations, reporting requirements, and other issues such as income verification. Due to COVID-19 restrictions, the City teleconferenced individually with subrecipients to review their contracts and discuss specific expectations and compliance issues.

Prior to paying subrecipients, CDD staff closely review invoices to ensure proper documentation is submitted and that the contracted services were provided. Following the procedures outlined in its "Monitoring Standards and Procedures" guide, the City conducted phone monitoring with all subrecipients to review reimbursement submissions, income verification process and other program aspects.

Finally, each subrecipient is required to submit an annual report by which the CDD can evaluate whether the planned objectives were met in a timely and cost-effective manner. The City utilizes the subrecipient contracts and reports to follow HUD reporting requirements and compare actual with proposed accomplishments.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A draft of this report was made available for public review and comment from December 1 through December 17, 2021. The City will hold a public hearing on the CAPER on December 17, 2021, at 10:00 A.M. @ 6700 W 26th Street, Berwyn, Illinois. The complete document is available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department, and on the City's website.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Berwyn has analyzed its non-English speaking population and found that Spanish is the only language with a significant number of speakers. Accordingly, the City makes Spanish-speaking translators available at its meetings. To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons, upon request.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2020 represents the first year of the City's updated Consolidated Plan. The plan outlines the City's strategies for the program years 2020 through 2024. There have not been significant changes in the City's objectives since the development of the plan.

The Community Development Department developed an Amendment to the Five Year Consolidated Plan ("Substantial Amendment to PY 2015-2019 Consolidated Plan") pursuant to HUD regulations and in accordance with a Citizen Participation Plan that meets HUD's requirements. On April 24, 2018, City Council approved the Resolution to adopt the Substantial Amendment to the Consolidated Plan Program years 2015-2019.

Due to the COVID-19 pandemic, additional funding of \$1,107,768 was made available to the City through the CARES Act in the form of Community Development Block Grant Corona Virus (CDBG-CV) funds. HUD mandated that each proposed project should prevent, prepare for, and respond to COVID-19 and waived the 15% public service cap to meet community need.

Public Services CDBG-CV

Public Services comprise one of the top needs of the hardships that Berwyn residents have experienced due to COVID-19. On June 11, 2020, a notice of funding availability was advertised. The City also notified agencies on the grants mailing of the funding.

Three agencies submitted an application to use these funds to prevent, prepare for, and respond to COVID-19. Housing Forward was awarded \$20,000 of operating support for additional shelter costs associated with response to COVID-19. The agency was also awarded \$698,121 to provide short-term emergency rental, mortgage and utility assistance (up to 3 consecutive months or CDBG-CV maximum) for low-income households experiencing loss of income due to COVID-19.

During PY 2020, zero dollars were expended from this grant for shelter costs. The expenditure for short term rental, mortgage and utility assistance was for a publication totalling \$800, less than one tenth of one percent. On November 2, 2021 the City of Berwyn notified Housing Forward that both stimulus grants would not be extended and that the funds will be reallocated to other eligible CDBG-CV activities.

The City of Berwyn was awarded \$351,851 of additional CARES Act third-round funding. On November 19, 2020 a notice of funding availability was advertised for the third round of funding. Housing Forward submitted an additional request for rental, mortgage and utility assistance, and The Children's Clinic submitted a request for PPE funding. Another legal notice of RFP's for CDBG-CV SubRecipient Grants was published on January 1, 2021, but received no additional applications.

The Community Development Department developed an amendment to add the second allocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus. As a result, this amendment identified programs for the full CDBG-CV allocation of \$1,107,768. The Community Development Department received 37 documented calls for rental, mortgage and utility assistance. 3 could not provide immigration status. 6 would not respond to questions during the intake process. 2 were not behind in their rent. 9 were not behind in their mortgage. 6 had no income reductions. 9 had income reductions for reasons unrelated to COVID 19 (i.e employment terminated due to license suspension). 1 resident did not follow through with the application process. 1 Berwyn resident was assisted with 3 months of rental assistance totaling \$2,295. The City of Berwyn will be reallocating these funds to other eligible CDBG-CV activities.

The City certifies that the City:

- provided certifications of consistency in a fair and impartial manner;
- did not hinder Con Plan implementation by action or willful inaction;
- pursued all resources described in the Consolidated Plan; and
- used all CDBG funds for meeting a national objective. The City spent 100% of its CDBG program funds (not including administrative and loan payments) on activities that met a low- and moderate-income national objective.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.