



**Community Development Department**

# PY 2022 Annual Action Plan

For Presentation for  
The U.S. Department of Housing  
and Urban Development

Chicago Field Office  
Community Planning and Development

June 9, 2022

**DRAFT**



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## Executive Summary

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

#### 1. Introduction

The City of Berwyn (the "City") is an "Entitlement City" determined by the U.S. Department of Housing and Urban Development ("HUD") and receives community development funding based on a complex formula that includes such factors as population, poverty, and age of housing stock. This Action Plan identifies specific activities and initiatives the City intends to carry out under the City's Community Development Block Grant (CDBG) Program during program year (PY) 2022, from October 1, 2022 to September 30, 2023. The City's CDBG allocation for this period will now be a total of approximately \$1,256,365. This is the third year of the current Consolidated Plan.

The City's revenues for this period are anticipated to be as follows:

\$ 1,256,365.00 PY2022 Allocation of CDBG Funds

\$ 120,000.00 Estimated reallocation from PY2021 Program Income

\$ 300,000.00 Estimated reallocations from PY2020 Infrastructure and Public Service projects

\$ 1,676,365.00 Total Anticipated Funding for 2022 Action Plan

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

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

The City's five-year Consolidated Plan outlines priority objectives and outcomes based upon the identified housing, community development, and economic needs of the City of Berwyn, and especially those primarily benefiting low- and moderate-income persons and geographic areas. Berwyn's Consolidated Plan uses a framework established in HUD's Performance Measurement System, which includes three national objectives and three national outcomes. Each high priority goal principally benefits extremely low-, low-, and moderate-income individuals and families, and falls under one of the three broad national objective categories:

1. Decent Housing – housing activities designed to meet individual family or community needs that are not part of a broader effort. Suitable Living Environment – activities designed to benefit communities, families, or individuals by addressing issues in the living environment. Creating Economic Opportunity – activities related to economic development, commercial revitalization, or job creation.

Each priority need and goal in the plan is designed to meet one of the following three outcomes:

- Availability/Accessibility – Activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. Affordability – activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. Sustainability (Promoting Livable or Viable Communities) – projects where the activity or activities are aimed at improving communities or neighborhoods.
- Priority needs focus on providing decent, affordable housing and creating a suitable living environment for low- and moderate-income persons.
- **Affordable Housing**
- Rehabilitation assistance and emergency repairs for low- and very-low income single-family homeowners.
- **Non-housing Community Development**
- Infrastructure improvements that enhances the viability and sustainability of low-and moderate-income neighborhoods.
- Public Facilities improvements that provide additional opportunities for youth and seniors, as well as improved accessibility for persons with mobility challenges.
- Provision of funding to public service providers serving special need populations.
- **Homelessness and Homeless Prevention**
- Preventing persons from becoming homeless and provision of shelter and services to persons requiring shelter. Note that homeless prevention activities are also funded through the City’s CARES act funding that is not included in this plan.

High priority needs identified during the needs assessment emphasized:

- providing and maintaining Berwyn’s housing stock (availability of decent housing and sustainability of a suitable living environment), through housing rehabilitation, rental crime prevention programs, demolition, and blight reduction programs;

- Improving the sustainability of a suitable living environment through the replacement of aging infrastructure (including streets, alleys, sidewalks, water and sewage mains);
- Increasing or improving the availability, or access, of neighborhood parks and recreation centers, senior centers, and other public facilities that enhance the living environment ;
- Increasing or improving the availability of supportive housing and services that enhance the living environment persons with disabilities;
- Increasing or improving the availability of recreational, education, health and other services that enhance the living environment of Berwyn residents, especially seniors and youth

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

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

All of the City's PY 2020 and 2021 CDBG and PY 2019 CDBG-CV allocations benefited low- and moderate-income households and geographic areas. The City funded and administered projects to address the four main goals of the Consolidated Plan. The City did not hinder the implementation of any part of the Action Plan or Consolidated Plan through action or inaction.

The City made progress on Con Plan and Action Plan goals, with specific focus on Public Facilities and Infrastructure and Community Services. Infrastructure projects included replacement of water mains, sewers, streets and sidewalks. Public service and homelessness activities helped improve the lives of seniors, persons with disabilities, victims of youth and domestic violence and homeless persons.

Berwyn will continue to encourage homeowners to apply for assistance through the City's Single Family Rehabilitation (SFR) Program. Berwyn anticipates completing five SFR projects in PY 2022. Berwyn staff will continue going door to door in low- and moderate- income areas with information about the SFR Program.

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

Summary from citizen participation section of plan.

An updated Citizen Participation Plan was adopted by Berwyn on June 23, 2020.

### **5. Summary of public comments**

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

The PY 2022 Action Plan Public Meetings and Needs Assessment was published on January 20, 2022, in English and Spanish in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The City held three public meetings on February 3, 2022 to gather comments about current needs and priorities and to seek out suggestions for priority projects and uses for CDBG funds. Groups were invited to submit applications for CDBG Public Service Grants and Public Facilities Grants. A comment was made regarding the need to provide more funding to Youth Crossroads for additional counseling for Berwyn youth. Applications were due by 5 P.M. on February 24, 2022.

The City of Berwyn invites public comment of the PY 2022 Action Plan draft from June 10, 2022 to July 11, 2022. The comment period and the July 12, 2022 Public Hearing is advertised on June 9, 2022 in English and Spanish in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The Action Plan draft is made available on the City's website. The website also identifies locations where printed copies of the plan are available, including the Library, and City Hall (in both the Community Development Department and the City Clerk's office). The plan will remain available for citizen review until submission to HUD through Cook County's HOME Consortium.

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

All comments are accepted.

## **7. Summary**

The City will continue to increase its understanding of and response to the needs in the community and address the needs of low/moderate income households. This Action Plan supports this effort. Together with our community stakeholders, we will continue to strive to make the City a great place to live for all households in the community.

The City has optimized our funding to support the most critical housing and homelessness needs within the City. The City continues to participate in local, regional, state and national discussions to be part of the continuing solutions to housing and homelessness. Berwyn continues to coordinate with the COC and service agencies to help facilitate and address transitional and permanent housing and other supportive needs for homeless and non-homeless special needs in the community.

Berwyn is served by the Cook County Housing Authority- Cook County HA is not a troubled agency. To assist public housing residents and needs, the city continues to fund sub recipient service agencies that provide services related to housing and job training to benefit residents.

## 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
Lead Agency	BERWYN	
CDBG Administrator	BERWYN	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative

The Mayor, as chief administrator, with the advice and consent of the City Council, directs the City's Community Development Department (CDD) and other city agencies to administer the City's CDBG Program. The CDD is headed by the Community Development Director, who oversee the staff of the CDD and consults with other City departments, outside agencies of state, local, and federal government, and subrecipients to accomplish the work of the Department in compliance with applicable laws and regulations. The City Manager coordinates and directs the work of City departments and assures the City's coordination and compliance with Berwyn's CDBG Program

### Consolidated Plan Public Contact Information

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708/795-6850

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

### **1. Introduction**

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

The 2022 Action Plan is aligned with priorities determined during the Consolidated Planning process conducted in 2020. During the process, the Community Development Department held focus group consultations to gather information from and collaborate with organizations providing human services, economic development, infrastructure and facilities, and housing services. The City also reached out to the County, the State, and nearby jurisdictions in an effort to strengthen coordination, develop institutional structures, and support community development. In particular, the City participated in meetings with the Cook County HOME Consortium during the consolidated plan and in this year's FY 2022 Action Plan process.

**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.**

All of the City's public service agency sub-recipients are advised to counsel their clients on available resources and to refer them to the appropriate private and governmental agencies. Berwyn relies primarily upon the Cook County Housing Authority to provide affordable rental assistance and services to low- and very-low income households wishing to reside in the city. It has also relied on organizations like the Oak Park Regional Housing Center to provide referrals to renters seeking affordable private rental housing and referrals to the Area Agency on Aging of Suburban Cook County and service providers for assistance in finding senior housing resources.

Similarly, agencies serving seniors are working together in the cities of Berwyn, Oak Park, Stickney, and Cicero. Literacy groups are also working together to avoid duplication and coordinate the delivery of ESL/literacy services. The Berwyn Library is helping in these efforts.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Berwyn is a member organization in the Alliance to End Homelessness in Suburban Cook County, and the City's Community Development Department is the responsible department. This coordination and the ensuing consultations include meetings of the western CBSA, support of point-in-time counts; liaison with adjacent municipalities, participation with Cicero and Oak Park in the Homeless Prevention and Rapid Re-Housing Program (HPRP); support of the Homelessness Prevention Call Center and emergency shelters, and the provision of data for input into the Homeless Management Information System (HMIS).

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

<p>1</p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p>BERWYN</p> <p>Services-Children</p> <p>Services- Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Service-Fair Housing</p> <p>Services-Broadband Internet Service Providers</p> <p>Services- Narrowing the Digital Divide</p> <p>Other government – Local</p> <p>Civic Leaders</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p> <p>Lead-based Paint Strategy</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Economic Development</p> <p>Market Analysis</p> <p>Anti-poverty Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Various city departments provided input. Departments included the Mayor and supportive staff, the Community Development Department, Public Works, Police and Fire, the Public Library and the IT Department</p>

2	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CICERO</p> <p>Housing Other government - Local</p> <p>Housing Need Assessment</p> <p>Berwyn will continue to meet with this municipality to identify other shared opportunities to address priority needs. Outcomes/collaborative funding discussion meetings with this municipality continue. Focus on employment, youth/children, mental health and homelessness. Collaborative effort includes creating goals and tracking long term performance outcome measures and the impact at the individual and program levels.</p>
3	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>HOUSING FORWARD</p> <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Berwyn partners with Housing Forward (PADS) by supporting 2 rotating emergency shelters in the city and provides an immediate, temporary crisis response for homeless men, women and children every night from mid-September through mid-May. The program transitions to permanent housing the most service-resistant populations - individuals and families living on the streets. The Homeless Prevention Program prevents the loss of housing by providing: one-time rental and/or utility assistance for individuals and families who are at imminent risk of losing their housing, or a security deposit and/or first month's rent for individuals and families leaving homelessness.</p>
<p><b>4 Agency/Group/Organization</b></p>	<p>HOUSING AUTHORITY OF COOK COUNTY</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Housing PHA</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Tenant based rental assistance vouchers in use issued by the Housing Authority in the City of Berwyn by program type and special purpose, including Veterans Supportive Housing, Family Unification, and Disabled. Anticipated outcomes are related to the planning and funding of additional special needs housing programs, placement of additional renters in assisted units, and estimated need for additional homeless assistance</p>
<p>5</p>	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p><b>ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY</b></p> <p>Housing  Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Service-Fair Housing  Regional organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Alliance to End Homelessness in Suburban Cook County is a nonprofit organization responsible for planning and coordinating homeless services and housing options for all of Cook County outside of the city of Chicago. Meetings were held with the Alliance, neighboring municipalities and agencies to collaborate in seeking new grants and other resources to address homelessness, mitigate the impact of foreclosures, and develop senior and other affordable housing. Berwyn will continue to meet with the Alliance to identify other shared opportunities to address priority needs and prevent homelessness.</p>
<p><b>6 Agency/Group/Organization</b></p>	<p>COOK COUNTY</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - County</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Non-Homeless Special Needs  Market Analysis  Lead-based Paint Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Review and discussion of draft Action Plan to determine priorities and potential areas of cooperation and support. Consultation on the City's participation in the Cook County Consortium. The City of Berwyn continues to seek assistance for lead based paint mitigation through Cook County. The City anticipates working closely with the County in seeking additional funds, sharing program and administrative resources, and supporting multi-jurisdictional initiatives.</p>

7	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p><b>COMMUNITY RELATIONS COMMISSION</b></p> <p>Housing  Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Services-Health  Services-Education  Services-Employment  Service-Fair Housing  Civic Leaders</p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p>Housing Need Assessment  Non-Homeless Special Needs</p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>The City's Community Relations Commission will continue as the focal point for those experiencing or reporting housing discrimination. Additional counseling and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, Hope Fair Housing, the Heartland Alliance, the Sergeant Shriver Center, the Chicago Community Trust and the Chicago Coalition for the Homeless. The Commission also plays a critical role in reviewing and prioritizing annual applications for CDBG-funded grants.</p>
8	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>OAK PARK</p> <p>Housing  Other government - Local</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Housing Need Assessment</p> <p>Berwyn will continue to meet with this municipality to identify other shared opportunities to address priority needs. Outcomes/collaborative funding discussion meetings with this municipality continue. Focus on employment, youth/children, mental health and homelessness. Collaborative effort includes creating goals and tracking long term performance outcome measures and the impact at the individual and program levels.</p>
9	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP)</p> <p>Regional Organization</p> <p>Planning Organization</p> <p>Housing Need Assessment</p> <p>Market Analysis</p> <p>The City of Berwyn has collaborated with CMAP across a range of planning issues that informed the Consolidated Plan and supported its goals. CMAP (with BDC) supported interactive, community-based process to update and modernize the City's zoning ordinance. The City of Berwyn and CMAP are collaborating to create a storm water management plan that will identify citywide and local opportunities to reduce the impacts of urban flooding and improve water quality. The plan will promote green infrastructure solutions.</p>

10	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>YOUTH CROSSROADS, INC.</p> <p>Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services - Victims</p> <p>Housing Need Assessment  Non-Homeless Special Needs</p> <p>Youth Crossroads was consulted to better address the needs of high school and middle school students. School-Based Counseling Services (SBC) provide high school and middle school students with individual counseling and group support programs during the school day to help deal with anger, trauma, and other issues that cause academic under-performance and social/emotional instability. Students are referred to SBC services by school personnel, parents and other community organizations. Youth Crossroads is continually adapting Counseling and Support Services to better meet the needs of local youth and their families.</p>
11	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>COOK COUNTY DEPARTMENT OF PUBLIC HEALTH</p> <p>Health Agency  Other Government-County</p> <p>Housing Need Assessment  Lead-based Paint Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>Discussions were held to address lead-based paint hazards. Outcomes and areas for improved coordination include the reduction of elevated lead blood levels; increased awareness and prevention of lead-based paint exposure. Support for general community education programs and information campaigns to promote and achieve a healthy community. The City anticipates working closely with the County in seeking additional funds, sharing program and administrative resources, and supporting initiatives.</p>
12	BERWYN DEVELOPMENT CORPORATION
	<p><b>Agency/Group/Organization Type</b></p> <p>Planning Organization Market Analysis</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p>Economic Development Market Analysis</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> <p>In 2018, the Berwyn Development Corporation (BDC) in collaboration with the City of Berwyn held a strategic planning workshop. In this workshop, both organizations identified priority action items for the short, medium, and long-term. The City of Berwyn collaborated with the BDC to develop a 2020 Community Strategic Plan. The planning process included a residential survey. The BDC chose to survey Berwyn residents to engage the broader community in this strategic planning process. This allowed residents to voice their concerns and opinions, which helped shape the development of this document.</p>

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

**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	Alliance to End Homelessness in Suburban Cook County	Berwyn participates in and shares the goals and resources of the Cook County Continuum of Care
Cook County Consolidated Plan 2020-2024	Cook County	The City of Berwyn is a jurisdiction within Cook County and is impacted by the goals and priorities in the Consolidated Plan of Cook County. Public housing, homelessness, and affordable housing are some of the fields where Berwyn and Cook County work in coordination to address.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The Community Development Department (CDD) is the lead agency that administers the City of Berwyn's Community Development Block Grant (CDBG) Program. Berwyn's consolidated and action planning process involves collaboration with a number of public, private, and governmental agencies and organizations that provide housing, economic development, health care, and social services, as well as the opportunity to hear from individuals and community groups and stakeholders. The City's Citizen Participation Plan governs this citizen participation process. In addition, the City's Community Relations Commission provides guidance on fair housing matters and the award of CDBG public service funds.

The PY 2022 Action Plan Public Meetings and Needs Assessment was published on January 20, 2022 in English and Spanish in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. The City held three public meetings on February 3, 2022 to provide the general public an opportunity to provide input into the Action Plan.

On April 5, 2022, the Berwyn Community Relations Commission were sent copies of Social Service Agency applications for their review. The Community Development Department (CDD) Director, Regina Mendicino, consulted with Commission members by email and the members presented their recommendations for which agencies they felt should receive funding.

The City of Berwyn invites public comment of the PY 2022 Action Plan draft from June 10, 2022 to July 11, 2022. The comment period and the July 12, 2022 Public Hearing is advertised in English and Spanish on June 9, 2022 in the Lawndale News, a general circulation newspaper, the City's website, and postings at the Berwyn Library, the Community Development Department and City Hall. A link to the Action Plan draft is made available on the City's website as well as the location where printed copies of the plan are made available. Printed copies of the plan are available at the Library and City Hall in the Community Development Department and the City Clerk's office.

**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	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On January 20, 2022, the City of Berwyn published for the Public Hearing PY 2022 Action Plan needs assessment/public input. On February 3, 2022, three public meetings were held soliciting input from public, staff and agency representatives.</p>	<p>No written comments were received</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)
2	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On January 20, 2022, the City of Berwyn published for the Public Hearing PY 2022 Action Plan needs assessment/public input. On February 3, 2022, three public meetings were held soliciting input from public, staff and agency representatives.</p>	<p>No written comments were received</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)
3	Public meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On January 20, 2022, the City of Berwyn published for the Public Hearing PY 2022 Action Plan needs assessment/public input. On February 3, 2022, three public meetings were held soliciting input from public, staff and agency representatives.</p>	<p>The February 3, 2022 Needs Assessment meeting included comments from a Berwyn resident regarding the need for Youth Crossroads to receive increased funding for counseling services for Berwyn youth. No written comments were received.</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)
4	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 9, 2022, the City of Berwyn published the 30 day comment period for PY 2022 Action Plan. Final Public Hearings will be held concerning the 2022 Action Plan prior to the Committee of the Whole, July 12, 2022.</p>	<p>Comments will be included</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	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 9, 2022, the City of Berwyn published the 30 day comment period for PY 2022 Action Plan. Final Public Hearings will be held concerning the 2022 Action Plan prior to the Committee of the Whole, July 12, 2022.</p>	<p>Comments will be included</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)
6	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>On June 9, 2022, the City of Berwyn published the 30 day comment period for PY 2022 Action Plan. Final Public Hearings will be held concerning the 2022 Action Plan prior to the Committee of the Whole, July 12, 2022.</p>	<p>Comments will be included</p>		

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Berwyn receives funds from only one of the U.S. Department of Housing and Urban Development (HUD) four formula allocation programs, the Community Development Block Grant Program (CDBG). The City is a participating grantee in the Cook County HOME consortium under the HOME Investment Partnerships Program, but does not receive these funds directly.

#### 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,256,365	120,000	300,000	1,676,365	The City anticipates \$300,000 of prior year funds to be reallocated in PY 2020, and \$120,000 in program income to be available to fund PY 2022 projects.
						0	

Table 5 - 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**

Berwyn leverages its CDBG allocation by partnering with city and regional social service agencies and strategically aligning with other public funding on infrastructure improvements that reduces the risks and costs for both homeowners and rental residents. Our social service partners often bring substantial resources of their own to benefit Berwyn Residents. Together with the City's single-family housing rehabilitation program, public infrastructure investments also improve the viability of its residential neighborhoods, which in turn attracts private investment into housing and businesses in the community. Leveraging is an important component of the City's CDBG program even though the program does not have a match requirement.

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

As a mature community, Berwyn lacks a large measure of vacant and undeveloped land that could be used for community development purposes. Passage of the City's Comprehensive Plan provides an opportunity to target acquisitions for parks and recreation, new businesses, and affordable housing. The plan guides most of this activity to the Depot District and other areas that provide mixed-use opportunities. The plan also calls for the development of strategies to preserve historic properties, provide employer-assisted housing, and target neighborhood revitalization efforts. Much of this development must rely on new sources of funding and authority, such as the newly formed Cook County Land Bank, but existing resources, such as the TIF Districts, may also be utilized.

**Discussion**

As discussed in various parts of the plan, limited funding restricts the City's ability to address priority needs and objectives. The City has aggressively sought additional sources of funding and established beneficial partnerships with its many sub-recipients, nonprofit agencies and service providers, local business, and nearby jurisdictions. It will continue its close relationships with Cook County and the State of Illinois to seek and obtain additional resources from every available source.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$145,000	Homeowner Housing Rehabilitated: 3-5 Household Housing Units
2	Public Improvements and Facilities	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$1,093,642	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted
3	Public Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$181,450	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Homelessness Services	2020	2024	Homeless		Reduce Homelessness	CDBG: \$5,000	Homeless Person Overnight Shelter: 25 Persons Assisted
5	Administration	2020	2024	Administration			CDBG: \$251,273	Program administration and planning for CDBG program

Table 6 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Affordable Housing Rehabilitation
	<b>Goal Description</b>	Provide rehabilitation assistance for housing owned or occupied by low- and moderate-income households and for persons with developmental or physical disabilities.
<b>2</b>	<b>Goal Name</b>	Public Improvements and Facilities
	<b>Goal Description</b>	Replacement of City's aging infrastructure, including streets, lights, sidewalks, and water/sewerage systems, and rehabilitate and improve non-profit and neighborhood facilities, with an emphasis on providing improved access for youth, seniors and disabled residents (ADA accessibility).
<b>3</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide seniors, youth and special needs populations with greater access to health and social services, educational, social and cultural activities, and transportation services.
<b>4</b>	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Support for the continuum of care and its partner organizations that promote emergency, transitional, and permanent supportive housing and reduce chronic homelessness.
<b>5</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Program administration and planning for CDBG program



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Following the priorities and goals laid out in the 2020-2024 Consolidated Plan, Berwyn 2021 Action Plan prioritizes Infrastructure and public facility projects, housing rehabilitation, and Blight inspection, followed by a range of public service projects that primarily serve youth, seniors, and persons with special needs or experiencing homelessness.

#	Project Name
1	CDBG Administration
2	Sewer Replacement
3	Sidewalk Replacement
4	Street Replacement
5	Senior Bus Program
6	Youth Crossroads Family Support Trauma Counseling
7	Youth Crossroads Youth Intern Leadership Program
8	West Suburban Special Recreation Seasonal Scholarship
9	West Suburban Special Education Day Camp Scholarship
10	Children's Clinic Preventative and Restorative Dental Care
11	Housing Forward Emergency Shelter
12	Sarah's Inn
13	Single Family Rehabilitation Program
14	Seguin-You Hold the Key- ADA Lift

Table 7 – Project Information

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

The City is providing up to the statutory 15% limit of its annual CDBG entitlement to meet public service needs and 65% for public facility and infrastructure needs. The remaining funds, other than those allocated to program administration and planning, will be devoted to housing rehabilitation.

In addition to the compelling need, funds allocated to public services are highly leveraged by the social service agencies and providers that access other public and private resources to deliver their service and operate their facilities.

Similarly, housing improvements funded by CDBG are often matched by other government programs and donations. These improvements also reduce the cost of utilities and maintenance and over time, may increase the property's value and equity.

Public facilities receive priority because they serve a variety of low- and moderate-income household

needs.

Public improvements directly affect public safety and protect the environment.

**AP-38 Project Summary**  
**Project Summary Information**

Annual Action Plan  
2022

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation Public Improvements and Facilities Public Services Homelessness Services
	<b>Needs Addressed</b>	Public Facilities and Improvements Public Services Reduce Homelessness
	<b>Description</b>	Program administration and planning for CDBG Program
	<b>Funding</b>	CDBG: \$251,273
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Sewer Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$295,000
	<b>Description</b>	Electronic surveillance and replacement/rebuilding of sewer basins within flood-prone areas in low-and moderate income areas; replace sewerage where necessary.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD when locations selected in the low- and- moderate- income tract areas using the 2011-2015 American Survey updates to the LMA locations.
	<b>Location Description</b>	Infrastructure projects will take place exclusively in low- and moderate- income blocks in Berwyn based on analysis undertaken by the Public Works Department.

	<b>Planned Activities</b>	Sewer Replacement
3	<b>Project Name</b>	Sidewalk Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$186,000
	<b>Description</b>	Replace city sidewalks that are not up city standards and install ADA curb cuts in low-mod income areas.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD when locations selected in the low- and- moderate- income tract areas using the 2011-2015 American Survey updates to the LMA locations.
	<b>Location Description</b>	Exclusively in low- and moderate- income blocks in Berwyn based on analysis undertaken by the Public Works Department
	<b>Planned Activities</b>	Sidewalk Replacement
4	<b>Project Name</b>	Street Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$600,642
	<b>Description</b>	Remove and replace streets in low-and moderate income areas.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD when locations selected in the low- and- moderate- income tract areas using the 2011-2015 American Survey updates to the LMA locations.
	<b>Location Description</b>	Infrastructure projects will take place exclusively in low- and moderate- income blocks in Berwyn based on analysis undertaken by the Public Works Department.
	<b>Planned Activities</b>	Remove and replace streets in low-and moderate income areas.
5	<b>Project Name</b>	Senior Bus Program
	<b>Target Area</b>	

	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	Support of bus transportation program for Berwyn Seniors, including door-to-door service to doctor appointments and community activities.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Senior Households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Bus transportation provided for Berwyn Seniors. Door to door service to Doctor and Dental appointments, prescription drop off and pick up services, grocery shopping and community activities. Seniors will be provided with transportation to and from dialysis appointments, cancer treatment centers, and laboratory appointments.
6	<b>Project Name</b>	Youth Crossroads Family Support Trauma Counseling
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	Fund staff to provide up to 200-250 at-risk Berwyn youth with school based trauma counseling services to reduce or eliminate school truancy and suspensions, street-gang association, fighting, bullying, illicit drugs and alcohol use, and depression.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 low-and moderate income youth.
	<b>Location Description</b>	Citywide. Morton High School and Lincoln, Heritage and Freedom Middle Schools

	<b>Planned Activities</b>	Provide at-risk Berwyn youth with school based trauma counseling services to reduce or eliminate school truancy and suspensions, street-gang association, fighting, bullying, illicit drugs and alcohol use, and depression.
7	<b>Project Name</b>	Youth Crossroads Youth Intern Leadership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG \$13,450
	<b>Description</b>	Engage 60-80 at-risk, low income Berwyn teens in the Youth Leadership Program that will include leadership development training, local community organizing and volunteer service, and social/recreational activities that enhance physical, social and mental well-being.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 -80 teens from low to moderate income households
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Engage 60-80 at-risk, low income Berwyn teens in the Youth Leadership Program that will include leadership development training, local community organizing and volunteer service, and social/recreational activities that enhance physical, social and mental well-being	
8	<b>Project Name</b>	West Suburban Special Recreation Seasonal Scholarship
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Provide scholarship assistance for approximately 30-45 Berwyn children with disabilities from lo-income families to participate in WSSRA seasonal programs
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 scholarships for Berwyn residents of which 75% are from extremely low-income, 20% from very low-income and 5% from low-income households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funding for year-round scholarship assistance for children with disabilities from low/moderate income families in Berwyn
9	<b>Project Name</b>	West Suburban Special Education Day Camp Scholarship
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Scholarships for children with disabilities to participate in day camp.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12-20 Berwyn children from low-moderate income households.
	<b>Location Description</b>	Day Camp Activities are held at different Berwyn Park and North Berwyn Park facilities
<b>Planned Activities</b>	Camp activities are designed for children with developmental delays including children with mental and physical disabilities as well as medical issues. Camp activities focus on developing appropriate social and communication skills as well as gross and fine motor skills.	
10	<b>Project Name</b>	Children's Clinic Preventative and Restorative Dental Care
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide preventative and restorative dental care for children from low-income Berwyn families.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 low and very low income Berwyn children
	<b>Location Description</b>	Schools throughout the City of Berwyn and at the Children's Clinic
	<b>Planned Activities</b>	Provide preventative and restorative dental care for children from low-income Berwyn families
11	<b>Project Name</b>	Housing Forward Emergency Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness Services
	<b>Needs Addressed</b>	Reduce Homelessness
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Provide partial salary for homeless shelter manager at 12 rotating houses of worship, two of which are located in Berwyn
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 homeless Berwyn residents / 200 homeless for different types of services
	<b>Location Description</b>	Twelve rotating Emergency Shelter locations, two of which, St Mary of Celle Church and Unity Church, are both located in the City of Berwyn
	<b>Planned Activities</b>	Provide partial salary for homeless shelter manager at 12 rotating houses of worship, two of which are located in Berwyn.
12	<b>Project Name</b>	Sarah's Inn
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Staff salaries to provide emergency safety planning, crisis intervention services, individual advocacy, counseling, legal advocacy, support and education group services to women and children experiencing domestic violence within Berwyn.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Berwyn residents through a combination of crisis line calls and more in-depth follow up services
	<b>Location Description</b>	Domestic Violence Prevention, counseling and advocacy services are provided at Sarah's Inn. Additional advocacy services are provided at multiple court houses.
	<b>Planned Activities</b>	Staff provides emergency safety planning, crisis intervention services, individual advocacy, counseling, legal advocacy, support and education group services to women and children experiencing domestic violence within Berwyn.
13	<b>Project Name</b>	Single Family Rehabilitation Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$145,000
	<b>Description</b>	Provides zero interest no monthly payment loans to qualified low/moderate income homeowners for substantial rehab of owner occupied one to four family residences.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 Low- and moderate- income households
	<b>Location Description</b>	Scattered site
	<b>Planned Activities</b>	Provide zero interest no monthly payment loans to 5-7 qualified low/moderate income homeowners for substantial rehab of owner occupied one to four family residences
14	<b>Project Name</b>	Seguin-You Hold the Key ADA Lift
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	Program provides code compliance building upgrades, improved handicapped accessibility in a group home for mentally challenged adults.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3-4 residents with developmental and physical disabilities
	<b>Location Description</b>	3644 Elmwood Ave, Berwyn IL

## **AP-50 Geographic Distribution - 91.420, 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 City's CDBG allocation is devoted entirely to serving Berwyn's low-to-moderate income population. Public Improvements and Facilities activities will be targeted exclusively to service areas in which the majority of residents are of low- and moderate income. The service areas will be calculated based on the 2011-2015 American Survey updates to the LMA locations.

Berwyn is a small city of less than four square miles, and these low-and moderate census tracts are dispersed throughout the city with the exception of the southwest quadrant (roughly).

The Community Development Program takes place exclusively in low/mod income block groups in Berwyn (target area). These projects are to be implemented in the low- and- moderate- income tract areas using the 2011-2015 American Survey updates to the LMA locations. The Program will cover these blocks: 8146.00 (BG 1, 3, 4, & 5); 8147.00 (BG 2, 4, & 5); 8148.00 (BG 4 & 5); 8149.00 (BG 1, 2, 3 & 4); 8150.00 (BG 1, 2, & 3); 8151.00 (BG 1, 2 & 3); 8152.00 (BG 2 & 5); and; 8155.00 (BG 3 & 7)

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

Table 8 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

The City's comprehensive plan and related studies provide a common vision and framework for enhancing the quality of life for all in Berwyn. Elements of this framework include access to health care and services, education, open space and parks, and a diversity of shopping, entertainment, and cultural opportunities. The introduction of green-building, preservation, and transit-oriented development further guide the type and location of investments the city will make in the coming years. Because CDBG must primarily benefit low- and moderate-income persons and areas, funding will be focused on providing that benefit. To the extent that these populations are scattered throughout Berwyn, that investment will benefit the majority of the city's geographic areas.

The recent experience with the Neighborhood Stabilization Program (NSP) illustrates this rationale. Berwyn's goal was to use these funds to stabilize neighborhoods by eliminating vacant/foreclosed properties. Special attention was paid to areas hardest hit – those containing the highest concentration of low-income residents with the highest potential for additional foreclosures that were not likely to be

absorbed by the private market.

## **Discussion**



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City continues to encourage and support efforts to reduce blight and eliminate lead-based paint hazards, and to preserve the historical character of the city's streetscape, improve the living environment, and enhance the livability of the entire community.

As the City implements its new Comprehensive Plan, it will be mindful of opportunities to make changes to such potential barriers to affordable housing as building and zoning codes, environmental constraints, and the lack of incentives. It will also work to ensure that its Tax Increment Finance (TIF) District Program supports affordable housing and its integration into mixed-use plans for these districts

**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 has taken a strong position to ensure that vacant and abandoned homes do not fall prey to vandalism or neglect. Berwyn's building department maintains a vigilant watch and responds immediately to any violation of the City's building, health and safety codes. In those cases where homes are lost, the City will work with stakeholders to find new buyers as quickly as possible. The City will work through its subrecipients to conduct homebuyer education and financial literacy training sessions for these and other homebuyers to ensure that every buyer is able to maintain their new home and sustain their purchase financially.

### **Discussion**

The City has established an aggressive inspection and enforcement program, contacting banks and mortgage servicers to ensure that these properties do not deteriorate by theft, vandalism, or lack of maintenance. The City will also work with property owners and landlords to ensure that rental properties are adequately maintained and that available apartments are advertised and rented fairly.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Most underserved needs involve special needs populations and the provision of appropriate shelter and supportive services.

The City's underserved needs relate primarily to its aging housing stock and public infrastructure. 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 homeless, and provide affordable housing opportunities to all those in need.

This plan provides insight into the interdependence of physical, social, and economic conditions in Berwyn. Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are the mostly 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. This plan, along with the City's new comprehensive plan and other local initiatives, provides a roadmap for that engagement.

### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to work with these parties and with nearby jurisdictions to ensure that the public, private, and nonprofit sectors are doing everything possible to meet the needs of the underserved. In addition, the City will continue its support for fair housing activities that target many of the City's underserved residents, providing equal access to housing and assisting those facing unfair treatment in the housing market.

Underserved populations in Berwyn include the elderly and disabled, and those seeking work that cannot find employment. The City will rely 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 funds will also be used to fund ADA improvements at

public facilities, benefitting persons with disabilities that are often underserved.

### **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing, Berwyn will continue to take such actions and support efforts to:

- Educate the public, lenders, and housing providers about rights and responsibilities under the Fair Housing Act. The city will join outreach campaigns to employ radio and print public service announcements, in English and Spanish, to let the public know what to do if they experience housing discrimination and to engage in enforcement actions if discrimination does occur.
- Purchase and resell foreclosed properties, and encourage the new purchaser to do the rehabilitation work necessary to bring the property into compliance with housing and building codes. Berwyn was successful in promoting this type of activity under HUD's "Officer Next Door Program" and more recently, through the Neighborhood Stabilization Program to address foreclosures.
- Focus on areas hardest hit by foreclosures, having the highest unemployment rate and concentrations of low-to-moderate income residents, which are likely to experience additional foreclosures.

### **Actions planned to reduce lead-based paint hazards**

Berwyn will continue to work with the Cook County Health Department and other agencies to increase public awareness of lead paint hazards. The Health Department will work with McNeal Hospital to test pre-school children for lead poisoning and coordinate these efforts with other hospitals such as Loyola serving the area. The City's Licensing Department will work with licensed day care providers and the school systems to distribute information to all parents and guardians of young children.

The City will follow its procedures for incorporating lead requirements into its housing rehabilitation programs and to the extent funds are available, remediate lead paint hazards through its Emergency Assistance Single Family Rehabilitation Program for low- and very-low income homeowners.

As it conducts its code inspections, the City will distribute advisory sheets to inform residents of potential lead-based paint hazards and provide instructions on how to avoid these hazards.

All contractors selected under the City's housing rehabilitation programs will be required to be lead certified.

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 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 inspections and the street is properly backfilled

### **Actions planned to reduce the number of poverty-level families**

Actions planned to reduce the number of poverty-level families include 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.

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 in seeking job training and placement funding for low-income residents and encouraging 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. To the greatest extent feasible 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 will encourage new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives. It will encourage groups supporting women and minority-owned businesses to do the same.

For those in poverty or on the brink of poverty, Berwyn will continue its partnerships with its sub-recipients and others in providing direct services, referrals, and mentoring. A major focus will continue to be the physical safety and improved health of all those threatened with isolation and exclusion, including those with disabilities, Veterans, 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 provide assistance 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 assistance to change their circumstances permanently for the better.

The City will continue to follow the Cook County Minimum Wage Ordinance rather than opt out. The 2016 Cook County ordinance to increase the minimum wage of covered employees working for a covered employer in 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. 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.

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.

### **Actions planned to develop institutional structure**

The City has developed an effective team, both inside and outside local government, to implement the CDBG Program and leverage its limited resources. It will facilitate communication between City department and their staffs and continue to reach out to the public and community-serving agencies and stakeholders to discuss community development, housing, and related issues and opportunities. The CDD is encouraging all of its staff, sub-recipients and community partners to maintain the highest professional standards and ethical conduct. All CDD staff will undergo training and recertification on a continuous basis through HUD and other vendors.

To the greatest extent feasible 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.

As part of its annual action plan submissions, the City will certify that it is in conformance with CDBG and other federal regulations related to the expenditure of its entitlement funds and related housing and community development activities. It will continue to meet its obligations for timely expenditure of these funds and utilize its own Finance Department and accounting systems to disburse funds that will also be tracked through HUD's Integrated Disbursement and Information System (IDIS).

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

The City will provide input during the year to other City agencies, nonprofit organizations, and adjacent jurisdictions regarding consistency of their plans and proposals with the City's Consolidated Plan, as required under CFR Section 91.510.

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.

The City's sub-recipients will continue to support the City's homeless and non-homeless special needs populations. These agencies will continue to leverage and extend the limiting funding available through the CDBG Program.

The City will encourage coordination and leverage of scarce resources to fill service gaps and eliminate duplications of service.

## **Discussion**

This plan provides insight into the interdependence of physical, social, and economic conditions in Berwyn. Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are the mostly 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. This plan, along with the City's new comprehensive plan and other local initiatives, provides a roadmap for that engagement.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	100.00%

## **Discussion**

The City uses a single year (PY 2021) in determining the amount of CDBG funds that benefit persons of low- and moderate- income.