# 

# Executive Summary

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

**1. Introduction**

The 2022-2023 Annual Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the 2020-2024 Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken between May 1, 2022 through April 30, 2023.  The 2022-2023 Action Plan is a one-year plan created to address the community development and housing needs of the City of Kankakee's low- to moderate-income population.  The Plan also incorporates citizen feedback received during public comment periods and public hearings and is developed in compliance with HUD guidelines. It serves as the application for the following formula grant: Community Development Block Grant.

In addition, the City of Kankakee receives additional funding from two HUD grants and four State of Illinois funding sources:

* Lead Hazard Control Grant with Healthy Homes Supplement
* Healthy Homes Production Grant
* IHDA Home Accessibility Grant (HAP)
* IHDA Single Family Rehab (SFR)
* IHDA Strong Communities Grant
* IHDA Landbank Capacity Program (LBCP)

The City’s comprehensive vision includes: addressing the community’s needs for suitable living environments for all citizens, the provision of decent and affordable housing, assistance for homeless persons in obtaining affordable housing, retention of affordable housing stock, increasing the availability of permanent housing that is affordable to low- to moderate-income individuals and families without discrimination, and increasing supportive housing that provides structural features and services to enable persons with disabilities and special needs to live in suitable environments.

This comprehensive vision will include the provision of adequate infrastructure to support community development, the removal of impediments to fair housing, and the enhancement of environmental consciousness and economic growth.

**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 of Kankakee's Economic and Community Development Agency has been appointed by the administration to work in the following four key priority areas listed below that align with the CDBG national objectives.

**Affordable housing**: Housing continues to be the City's highest priority. Housing activities will focus on the rehabilitation of owner-occupied, low-to moderate-income households to ameliorate code violations and life safety issues, ultimately preventing displacement. Activities will also assist low- to moderate-income families purchase homes. Code enforcement is a vital component in maintaining decent, safe housing and addressing blight from vacant and poorly maintained properties. The City will utilize CDBG funding to assist with Lead Hazard Control Grant costs, which identifies and controls lead hazards in rental and owner-occupied low- to moderate-income housing.

**Creating livable communities:** The City will continue to use CDBG funding to improve facilities and infrastructure that serve the public, including alley and street paving, improving street lighting, sidewalk repairs, and updated parks. Each of these improvements serves to revitalize challenged neighborhoods and strengthen community bonds. Improvements also prioritize ADA compliance and improving public safety.

**Demolition**: The City will continue to alleviate existing conditions that are serious and immediate threats to the health and welfare of its citizens. By eliminating slum and blight areas throughout the City of Kankakee, communities can thrive and become more viable.

**Economic development:** The City of Kankakee is committed to innovative and collaborative programs and projects that expand economic development activities. The City will continue to utilize CDBG programs to increase access to capital, technical services, workforce training and development programs, and build an entrepreneurial support system to strengthen the small business community and its potential.

**Public services:** Expanding the availability of and increasing access to needed services is a key goal of the City. Services include but are not limited to, mental health, job training, senior services, homeless prevention, homebuyer counseling, rental assistance, violence prevention, and youth programs.

**3. Evaluation of past performance**

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

The City of Kankakee has worked diligently to address the needs of low-income community members with funding available through competitive grants and the federal government, including CDBG, SFR, HAP, and LBCP.  
Previous efforts have included the broad, loosely defined term "community development needs." While we will continue these efforts in 2022-2023, the City is prepared to direct wide departmental resources and support towards access and attainment of affordable housing. This encompasses the education of citizens regarding homeownership, home maintenance, and financial literacy.

The City of Kankakee implemented a robust community outreach strategy while preparing this plan to encourage citizens' participation in community development.

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

Summary from citizen participation section of plan.

The City of Kankakee has adopted a Citizens Participation Plan as set forth by Regulation 24 CFR 91.105. The Citizens Participation Plan contains the City's policies and procedures for public participation in regards to the consolidated plan process, use of CDBG funds, as well as other public documents submitted to HUD annually.

Public participation and engagement have previously been a weakness for the City of Kankakee. Following updates to the CPP and recognition of the value of the public process in the planning and use of CDBG funds, a Citizens Advisory Board was formed. All residents are encouraged to participate and should community with the Economic and Community Development Agency with their questions or concerns. The ECDA team referenced Title 24 of the Code of Federal Regulations when updating and creating the new Citizens Participation Plan.

The Kankakee City Council is the responsible legislative body in matters related to the consolidated plan and annual action plan process. Under the direction of the City Council, the Citizens Advisory Board is involved in developing plans, community programs, and making specific funding recommendations on the use of CDBG dollars.   
In the preparation and planning of this year's consolidated and annual action plans, the City utilized public hearings, public meetings, and surveys to acquire citizen feedback. All documents and feedback are included in this plan and are attached to this submission.

The Community Development Block Grant programs are administered by the City of Kankakee's Economic and Community Development Agency.

**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.

A summary of public comments will be attached to this plan’s submission.

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

All comments received during the 30-day public comment period have been considered and incorporated into the Plan.  A summary of public comments will be attached to this plan’s submission.

**7. Summary**

The City of Kankakee will continue to improve its ability to administer the CDBG program which will help to reach its priority goals for 2022-2023.  The following narrative will help outline the 2022-2023 annual action plan's funding priorities and discusses how these activities meet the community needs identified in the public engagement strategy implemented this past year.

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

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

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

| **Agency Role** | **Name** | **Department/Agency** |
| --- | --- | --- |
| Lead Agency | KANKAKEE |  |

|  |  |  |
| --- | --- | --- |
| CDBG Administrator |  | Economic and Community Development Agency |
|  |  |  |

Table 1 – Responsible Agencies

**Narrative (optional)**

The City of Kankakee Economic Community Development Agency (ECDA) serves as the lead agency for the CDBG Program, as well as other Federal and State grant programs. During the preparation of this plan, the City solicited input from governmental agencies and public and private institutions that provide health and social services. The City will continue to form new partnerships with non-profit organizations, private sector businesses, and other local resources. Housing efforts are coordinated through ECDA. The City's Continuum of Care system is coordinated by the Kankakee Regional Planning Group, which provides a comprehensive response to the needs of homeless individuals and families. Funds are provided to non-profits through a competitive application process. The City will take the lead to ensure appropriate coordination of the following:   
· Providing technical assistance to potential subrecipients  
· Carrying out the statutory requirements of the CDBG and LEAD programs  
· Managing planning studies for neighborhoods

Several other City departments are involved in the delivery of CDBG-awarded grant funds, both directly and indirectly.   
These include:

1. The Environmental Services Utility Department coordinates the street improvement activities.

2. The Comptroller’s Office issues payment requests prepared by ECDA.

3. The Building and Code Enforcement Department conducts visual inspections and referrals for ECDA's Lead Based Paint Program.

4. The Fire Department assists with Healthy Homes program outreach.

5. The Police Department assists with community needs assessment outreach, youth programs, and violence prevention programs.

6. The Adjudication Department assists us with the land bank program.

**Consolidated Plan Public Contact Information**

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City of Kankakee

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

**1. Introduction**

The City of Kankakee's consultation was achieved through various methods that included attending community events and meetings, and hosting a public hearing to obtain views and comments for stakeholders and citizens alike.

**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 Annual Action Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development strategies. ECDA developed the plan with the cooperation and input from numerous for-profit and nonprofit housing and service providers in the community.  ECDA received input and feedback from neighborhood organizations and public town hall meetings.  The Economic and Community Development Agency meets regularly with the Kankakee County Housing Authority, the Kankakee County Landlord’s Association, the Kankakee County Health Department, the Kankakee Regional Planning Group of the Central Illinois Continuum of Care, the Kankakee County NAACP, the Kankakee Hispanic Partnership, the Kankakee County Chamber of Commerce, the Greater Kankakee Black Chamber of Commerce, the Kankakee County Community Outreach Committee, the Kankakee Development Corporation, and the Economic Alliance of Kankakee County.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Central Illinois Continuum of Care (COC) leads the Continuum of Care efforts and administers the grant funds in the Kankakee area. Locally, the Kankakee Regional Planning Group (KRPG) is the lead entity in these efforts. The Kankakee Regional Planning Group consists of Catholic Charities Diocese of Joliet, Iroquois-Kankakee Regional Office of Education, Kankakee County Community Services, Kankakee County Housing Authority, Fortitude Community Outreach Homeless Shelter, Salvation Army, Thresholds, Veterans Assistance Commission, the Iroquois-Kankakee Regional Office of Education (I-KAN ROE), and numerous other agencies that work directly or indirectly with homeless or nearly homeless populations. ECDA's Grants Compliance Officer Jonathan Shinabarger has become the KRPG chair, facilitating KRPG meetings and working actively with KRPG organizations to develop meeting agendas. ECDA regularly updates the group regarding its various activities including the availability of public services funds through CDBG and responds to questions and feedback. Multiple KRPG agencies have been awarded public services funding to cover assistance to homeless or nearly homeless individuals. The City of Kankakee also reviews KRPG agencies' Continuum of Care applications to verify whether they align with the City's Consolidated Plan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Kankakee does not directly receive ESG funds, but the Continuum of Care (CoC) receives the funding and three agencies from the KRPG receive ESG funds through the Department of Commerce and Economic Opportunity (DCEO). The CoC evaluates the merits of the proposals based on a preference for rapid re-housing. Under-performing organizations will not receive recommendations from the CoC for funding.

According to the CoC, HMIS ROSIE is HUD data standards-compliant, exceeds HIPAA and HEARTH Act guidelines for data, and will be revised as new standards are implemented. The HMIS supports the data collection requirements for HPRP, ESG, HOPWA, and HEARTH Act compliance and APR reporting. It collects all universal data, program enrollment, and services data required by the GPD, VA Contract Beds, HUD VASH, and SSVF grant programs, and produces all reports required of these grantees. When the federal government completes its process to create standardized data collection and reporting requirements for all PATH grantees, the HMIS will implement the required data collection and reporting capabilities for that program as well.

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

Table 2 – Agencies, groups, organizations who participated

|  |  |  |
| --- | --- | --- |
| 1 | **Agency/Group/Organization** | Kankakee County Housing Authority |
| **Agency/Group/Organization Type** | PHA |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Contacted KCHA via email and telephone. An in-person meeting was also held on Sept. 1, 2021 to identify needs in our community related to housing and to collaboratively work on overcoming housing impediments. |
| 2 | **Agency/Group/Organization** | SOUTH SUBURBAN HOUSING CENTER |
| **Agency/Group/Organization Type** | Housing Service-Fair Housing Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Market Analysis |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via website and through a virtual meeting regarding housing in Kankakee. |
| 3 | **Agency/Group/Organization** | Kankakee Development Corporation |
| **Agency/Group/Organization Type** | Planning organization Business and Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via website and attend monthly board of directors meeting. |
| 4 | **Agency/Group/Organization** | KAN-I-HELP |
| **Agency/Group/Organization Type** | Services-Children Services-Persons with Disabilities Services-homeless Services-Education Regional organization |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Contacted via email and consultation of website. |
| 5 | **Agency/Group/Organization** | THE SALVATION ARMY - KANKAKEE |
| **Agency/Group/Organization Type** | Services - Housing Services-Persons with Disabilities Services-homeless Services - Victims Regional organization |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Contacted via email and consulted website. We also meet with the Salvation Army street outreach team quarterly to help address logistical needs to carry out their outreach program to the homeless city-wide. |
| 6 | **Agency/Group/Organization** | CATHOLIC CHARITIES DIOCESE OF JOLIET |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Contacted via email, phone, and consultation of website. |
| 7 | **Agency/Group/Organization** | Kankakee County Health Department |
| **Agency/Group/Organization Type** | Services-Children Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County Regional organization |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs Lead-based Paint Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Contacted via email and consulted website and reports. |
| 8 | **Agency/Group/Organization** | Economic Alliance of Kankakee County |
| **Agency/Group/Organization Type** | Regional organization Planning organization Business Leaders |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted website and attended quarterly board of directors meeting. |
| 9 | **Agency/Group/Organization** | Harbor House |
| **Agency/Group/Organization Type** | Services - Housing Services-Victims of Domestic Violence Services - Victims Regional organization |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Families with children Homelessness Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Contacted via phone. |
| 10 | **Agency/Group/Organization** | Kankakee County |
| **Agency/Group/Organization Type** | Housing Other government - County |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted website and reviewed Comprehensive Plan. |
| 11 | **Agency/Group/Organization** | Illinois Department of Public Health |
| **Agency/Group/Organization Type** | Other government - State |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Consulted via website and through a digital meeting regarding housing in Kankakee. |

**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 | Kankakee Regional Planning Group | This plan gives information on how the area's continuum of care addresses the homelessness strategy. |
| Kankakee County 2030 Comprehensive Plan | Kankakee County Planning Department | The Kankakee County Comprehensive Plan includes the City of Kankakee and lays a plan for the county requirements. |
| Kankakee Consolidated Plan | City of Kankakee | This is a five-year plan for community and economic development efforts with a focus on housing. |
| Kankakee Riverfront Master Plan | City of Kankakee | This is a 25-year redevelopment strategy for the Kankakee River which runs through the City of Kankakee. The plan calls for housing rehab and new construction to meet housing needs. |
| Kankakee 2021 Housing Study | City of Kankakee | The City of Kankakee is currently working with Teska and Associates for a city-wide housing study to understand assets and needs that include a robust citizen engagement strategy. This plan will help us identify all different types of housing needs, including homeless prevention, to allocate funding for in the next five years with a focus on equity. |

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

## AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

The City of Kankakee has adopted a Citizens Participation Plan as set forth by Regulation 24 CFR 91.105.  The Citizens Participation Plan contains the City's policies and procedures for public participation in regards to the consolidated plan process, use of CDBG funds, as well as other public documents submitted to HUD annually.

Public participation and engagement have previously been a weakness for the City of Kankakee. Following updates to the CPP and recognition of the value of the public process in the planning and use of CDBG funds, a Citizens Advisory Board was formed. All residents are encouraged to participate and should community with the Economic and Community Development Agency with their questions or concerns. The ECDA team referenced Title 24 of the Code of Federal Regulations when updating and creating the new Citizens Participation Plan.

The Kankakee City Council is the responsible legislative body in matters related to the consolidated plan and annual action plan process. Under the direction of the City Council, the Citizens Advisory Board is involved in developing plans, community programs, and making specific funding recommendations on the use of CDBG dollars.

In the preparation and planning of this year's consolidated and annual action plans, the City utilized public hearings, public meetings, and surveys to acquire citizen feedback. All documents and feedback are included in this plan and are attached to this submission.

The Community Development Block Grant programs are administered by the City of Kankakee's Economic and Community Development Agency.

**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 | Internet Outreach | Non-targeted/broad community | The ECDA team distributed surveys digitally to capture resident feedback on the needs in their community from Dec. 2020 to May 2021. 321 Residents responded to four different surveys. Surveys were regarding housing needs, homeless housing needs, non-housing needs, and economic needs. The surveys are attached to this plans submission. | See attached survey results with this plan's submission. | None |  |
| 2 | Public Hearing | Non-targeted/broad community | The ECDA team began its 30-day public hearing period on May 7, 2021 and the publisher's certificate for this notice along with the public hearing notice is attached to this plan's submission. The public hearing was held on May 22, 2021 at 10 am. No one attended. The AAP was available online for digital comment and no digital comments were received during the 30-day period. | No comments or concerns were submitted. | None |  |
| 3 | Public Meeting | Non-targeted/broad community | The Citizens Advisory Board met and reviewed the draft annual action plan on May 13, 2021. There are 20-25 board members. One written comment was received and is included in the attachment with this draft. | Comment was positive and felt the plan thoroughly addressed community needs. | None |  |
| 4 | Community Event | Non-targeted/broad community | The Strong Neighborhoods - Elm House held its Fall Festival on September 25, 2021. The Elm House is located between the 2nd and 6th wards. There were a few dozen attendees and over a dozen local organizations represented. The sign in sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None |  |
| 5 | Public Meeting | Continuum of Care Organizations | The ECDA held its Fair Housing Impediments Study Continuum of Care Meeting on September 30, 2021 at 2pm in the ECDA's conference room. Seven members of various organizations were present. See attached URL link for attendance list. | No comments or concerns were submitted. | None | https://docs.google.com/document/d/14uERTEgK3vZxnMdCaIZbjsq1SEH6nKx3/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |
| 6 | Public Meeting | Local landlords | The ECDA held its Fair Housing Impediments Study Landlord Meeting on September 30, 2021 at 3:30pm in the ECDA's conference room. Four local landlords were present. See attached URL link for attendance list. |  |  | https://docs.google.com/document/d/1FvAOuy8h0hpJes23bPNMmMnZwY6ZTvxL/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |
| 7 | Public Meeting | Non-targeted/broad community | The ECDA held its Fair Housing Impediments Study Public Meeting on September 30, 2021 at 5:30pm in the Kankakee Public Library's Auditorium. There were three attendees. The attendance sheet is included in the attachments with this plan's submission. The meeting was also livestreamed on Facebook and there were 448 views. | No comments or concerns were submitted. | None |  |
| 8 | Community Event | Non-targeted/broad community | The ECDA attended the Kankakee Farmers Market on October 9, 2021 from 8am to 12pm to connect with residents and share information about the programs and resources available. There were numerous positive interactions with community members throughout the morning. A sign up sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None |  |
| 9 | Public Meeting | 6th ward residents | The ECDA team held a community needs assessment with residents of the 6th ward at Beckman Park on November 14, 2021 at 430pm. There were 28 residents in attendance. The meeting notes can be found at the URL link provided. A sign in sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None | https://docs.google.com/document/d/1bc0xoEIio2AAlNuycBdI-1OXZa1pZqcB/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |
| 10 | Public Meeting | 5th ward residents | The ECDA team held a community needs assessment with residents of the 5th ward at First Church of the Nazarene on November 16, 2021 at 6pm. There were 6 residents in attendance. The meeting notes can be found at the URL link provided. A sign in sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None | https://docs.google.com/document/d/1JU58ibg4dGAR40wZZUQniJEduniodzsh/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |
| 11 | Public Meeting | 2nd ward residents | The ECDA team held a community needs assessment with residents of the 2nd ward at the Kankakee Public Library's Auditorium on November 18, 2021 at 6pm. There were 6 residents in attendance. The meeting notes can be found at the URL link provided. A sign in sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None | https://docs.google.com/document/d/1so-Wcn1s4dAQ7dgrVRXx-lmFkDWb3bAF/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |
| 12 | Public Meeting | 7th ward residents | The ECDA team held a community needs assessment with residents of the 7th ward at City Life on November 30, 2021 at 6pm. There were 3 residents in attendance. The meeting notes can be found at the URL link provided. A sign in sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None | https://docs.google.com/document/d/1QE3zRprTCKpQ00ZlQnupW3QZrzzRwXUy/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |
| 13 | Community Event | Non-English Speaking - Specify other language: Spanish | The newly-created Familias Unidas de Kankakee (United Families of Kankakee) organization held its first public event for Spanish-speaking residents on December 18, 2021 from 4pm to 6pm. The event was held at the St John Paul II's gym and featured several different organizations who provided resources in Spanish. The ECDA team attended the event to connect with residents and share information about programs and resources available. | No comments or concerns were submitted. | None |  |
| 14 | Public Meeting | 4th ward residents | The ECDA attended a 4th ward meeting on February 1, 2022 at 5pm at the Kankakee County Museum. There were 11 residents in attendance. The meeting notes can be found at the URL link provided. A sign in sheet is included in the attachments with this plan's submission. | No comments or concerns were submitted. | None | https://docs.google.com/document/d/1Lyo445TMgsmDiaYe8ShtI6ojT-q1fFkk/edit?usp=sharing&ouid=111914313570931712680&rtpof=true&sd=true |

Table 4 – Citizen Participation Outreach

# Expected Resources

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

**Introduction**

This is a draft of the 2022-2023 CDBG Annual Action Plan for funds allocated to the City of Kankakee. Annual Plans are required by law and play a key role in informing the public and administration in the uses of CDBG funds.

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 629,272 | 0 | 457,949 | 1,087,221 | 457,949 | The City will be received $629,272.00 for the 2022-2023 CDBG program year. The amount of program income budgeted for 2021-2022 is $0.00. Prior program year resources of $457,948.63 include all remaining entitlement funds as of 4/30/21, but do not include CARES Act (CDBG-CV) funds. No program income resources are currently expected. |
| Section 108 | public - federal | Economic Development Housing | 2,000,000 | 0 | 0 | 2,000,000 | 1,146,360 | The City of Kankakee would like to use section 108 funds to assist with special economic development activities and affordable housing. Programs to be implemented with these funds will help to create and retain jobs that will assist in developing a competitive workforce and generate affordable housing solutions for our low-to-moderate income residents. |

Table 1 - 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**

The City of Kankakee leverages the CDBG program alongside other state and federal grant programs, and continually looks to partner and coordinate with other organizations to impact the funding as far as possible.

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

The City of Kankakee does not plan to utilize any publicly owned land or property to address the needs identified in the plan at this time.  If a circumstance arises, the City will inform the public of this matter.

**Discussion**

The City of Kankakee will continue to pursue additional funding opportunities to complement existing resources.

# Annual Goals and Objectives

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Affordable Housing | 2020 | 2024 | Affordable Housing Homeless | Citywide | Owner Occupied Repair Homeownership Clearance and Demolition | CDBG: $313,418 | Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit |
| **2** | Creating Livable Communities | 2020 | 2024 | Non-Housing Community Development | Citywide | Public Infrastructure Public Services | CDBG: $50,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 375 Households Assisted |
| **3** | Public Services | 2020 | 2024 | Homeless Non-Homeless Special Needs | Citywide | Public Services | CDBG: $90,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Homelessness Prevention: 100 Persons Assisted |
| **4** | Economic Development | 2020 | 2024 | Non-Housing Community Development | Citywide | Economic Development | CDBG: $50,000 | Jobs created/retained: 25 Jobs Businesses assisted: 10 Businesses Assisted |
| **5** | Planning and Administration | 2020 | 2024 | Planning and Administration | Citywide | Owner Occupied Repair Economic Development Public Facilities Public Infrastructure Public Services Homeownership Clearance and Demolition | CDBG: $125,854 |  |

Table 2 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Affordable Housing |
| **Goal Description** | The ongoing goals of Affordable Housing are: bringing city housing up to code, lead abatement of homes built before 1978, and the reduction of blight in low- to moderate-income census tracts within the City of Kankakee. |
| **2** | **Goal Name** | Creating Livable Communities |
| **Goal Description** | Creating liveable communities includes ensuring that all project design and infrastructure include a robust community engagement strategy and specific attention to the ADA needs of residents. The City of Kankakee is committed to an inclusive community development strategy that will improve the quality of life and impact housing for the better.  Providing education on the Healthy Home Hazards and the risks of lead-based paint are key parts of the City's outreach strategy. Events are regularly conducted featuring program materials and application information.  Through collaboration with the Building and Code Department and Fire Department, we have continued to address housing rehabilitation needs and increased fire safety awareness. We provide these educational public meetings at four fire stations throughout the City of Kankakee. Providing safe public facilities to the public is important to the City of Kankakee.  Following the CDBG guidelines, the City intends to remove lead paint and windows at these four facilities where the public receives service.  These four facilities are not used for "legislative, judicial or general administrative affairs of government"  (CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities, 2-12). |
| **3** | **Goal Name** | Public Services |
| **Goal Description** | The goal of Public Services funds is to provide additional funds to the City's existing non-profit organizations that administer programs for underserved populations, persons experiencing or at the risk of homelessness, and those in need of housing assistance. |
| **4** | **Goal Name** | Economic Development |
| **Goal Description** | The City of Kankakee is including the goal of Economic Development into its annual action plan to continue its efforts in small business growth and job creation.  This goal is to use funds in LMI census tracts to spur new econo0mic development and expand on our existing economic community.  This will also be an important part of our continued pandemic recovery efforts. |
| **5** | **Goal Name** | Planning and Administration |
| **Goal Description** | An allowable portion of CDBG funds are set aside for the Planning and Administration goal to assist the city of with cost of operations. |

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The City of Kankakee has identified the following projects to be implemented in 2020-2021 to achieve the goals in the Consolidated Plan.  The majority of projects remain in community, economic, and housing development. The City of Kankakee focused funding projects that also helped in pandemic recovery efforts and put systems in place to help prevent future hardships for residents and businesses.

**Projects**

| **#** | **Project Name** |
| --- | --- |
| 1 | Administration & Planning |
| 2 | Rehab and Delivery |
| 3 | Clearance and Demo |
| 4 | Public Facility |
| 5 | Public Services |
| 6 | Relocation |
| 7 | Special Economic Development Activities |
| 8 | Single Family Rehab Program - SFRP |

Table 3 - Project Information

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

Allocation priorities were determined by the ever-present need to improve housing, livability, public facilities, and access to public services. Special economic development was added as a priority following feedback received from business owners who requested assistance with the rehabilitation of aging structures, start-up costs, and business expansions leading to new job creation.

The greatest obstacle remains to inform the community of the services and assistance that are available to them. While the City makes efforts to reach people via social media, in-person programming, and through inter-agency collaboration, it can still be difficult to ensure that all citizens who could benefit from services are aware of their existence.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | Administration & Planning |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing Creating Livable Communities Public Services Economic Development Planning and Administration |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | The Economic and Community Development Agency purposes to use the budgeted amount for partial salaries and fringe benefits for three (3) employees; utilities; office lease; purchase of services from other city departments; office supplies; education training/traveling; equipment; postage; newspaper advertisements; books printing materials; and external audit services. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | All CDBG programming will be affected by this allocation. |
| **Location Description** | 200 East Court Street, Suite 410, Kankakee, IL 60901 |
| **Planned Activities** | Administration and financial management of grant monies. |
| **2** | **Project Name** | Rehab and Delivery |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair Homeownership Clearance and Demolition |
| **Funding** | CDBG: $130,000 |
| **Description** | The project allocates funds to Housing and Rehabilitation Programs delivery costs. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The numbers of families that will benefit from these proposed activities are reported in the other projects as these funds are supportive of all the CDBG projects. |
| **Location Description** | Addresses will be entered upon completion of the project and detailed records of each project will be kept. |
| **Planned Activities** | This will fund project delivery costs for cost items that are directly tied to the completion of Housing & Rehabilitation, and Clearance and Demolition activities.  This may include staff salaries and benefits, permits, title searches, and recording fees. |
| **3** | **Project Name** | Clearance and Demo |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing Creating Livable Communities |
| **Needs Addressed** | Clearance and Demolition |
| **Funding** | CDBG: $33,417 |
| **Description** | The project is to allocate funds towards the removal or deteriorated houses and buildings. This continuing project will improve existing conditions in neighborhoods that in dire need for the removal of unhealthy buildings to improve overall welfare and community morale. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The City estimates 5 residential structures will be demolished effecting multiple low to moderate income families within the city of Kankakee. |
| **Location Description** | Addresses will be entered upon completion of the project and detailed records of each project will be kept. |
| **Planned Activities** | This project is part of our city's plan to prevent and eliminate blight in the City of Kankakee.  These projects may be part of our land bank strategy to bring houses back onto the tax role after being abandoned. |
| **4** | **Project Name** | Public Facility |
| **Target Area** |  |
| **Goals Supported** | Creating Livable Communities |
| **Needs Addressed** | Public Facilities |
| **Funding** | CDBG: $50,000 |
| **Description** | This project will fund activities for requests for improvements to public facilities as they are requested. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | A total of 500 families will benefit from this project. |
| **Location Description** | Addresses will be entered upon completion of the project and detailed records of each project will be kept. |
| **Planned Activities** | Following the CDBG guidelines, the City intends to remove lead paint and windows at these four facilities where the public receives service.  These four facilities are not used for "legislative, judicial or general administrative affairs of government" (CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities, 2-12). |
| **5** | **Project Name** | Public Services |
| **Target Area** |  |
| **Goals Supported** | Public Services |
| **Needs Addressed** | Public Services |
| **Funding** | CDBG: $90,000 |
| **Description** | This project will be used to provide financial assistance to not-for-profit community agencies which will work together to provide comprehensive services to low-to-moderate income persons. The projects are available towards but not limited to at-risk youth, education, homeless services, culture and artistic endeavors, counseling and mentoring, and senior services. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The City of Kankakee estimates the funds will provide rental assistance for over 100 low-to-moderate income individuals between the various social service agencies in the jurisdiction.  it will also provide assistance for over 100 low- to moderate-income youth. |
| **Location Description** | This program assists social service organizations all over the City of Kankakee. |
| **Planned Activities** | This project will be used to provide financial assistance to not-for-profit community agencies which will work together to provide comprehensive services to low-to-moderate income persons.  The projects are available towards but not limited to at-risk youth, education, homeless services, culture and artistic endeavors, counseling and mentoring, and senior services. |
| **6** | **Project Name** | Relocation |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair Homeownership |
| **Funding** | CDBG: $20,000 |
| **Description** | This project provides funding for relocation assistance that is needed in conjunction with the City of Kankakee ECDA programs as per the Uniform Relocation Act. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | It is estimated that 30 low- to moderate-income persons will benefit from these activities. |
| **Location Description** | Addresses will be entered upon completion of the project and detailed records of each project will be kept. |
| **Planned Activities** | Relocation costs are to provide housing either through hotels or city-owned housing while a family needs to vacate their primary residence either due to Single Family Rehab programs or emergency relocation needs. |
| **7** | **Project Name** | Special Economic Development Activities |
| **Target Area** |  |
| **Goals Supported** | Economic Development |
| **Needs Addressed** | Economic Development |
| **Funding** | CDBG: $50,000 Section 108: $2,000,000 |
| **Description** | This project will provide resources to small businesses and entrepreneurs for business development and growth as they retain or create new jobs. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | This project is to encourage entrepreneurs and small businesses to utilize the City's resources for business development and growth with the hope that they will retain or create new jobs.  We estimate supporting at least 16 small businesses that will 100% be directed to LMI business owners and/or serve LMI persons.  This project is also to encourage the retention and creation of jobs. |
| **Location Description** | Locations will be determined as applicants apply for economic development assistance. |
| **Planned Activities** | The City would like to grant 16 annual memberships to minority or low- to moderate-income business owners who want to utilize the region's business incubator program.  There are benchmarks for eligibility into the program and continual membership benefits that ask participants to retain or create new jobs.  The City wants to provide an opportunity for equitable use of the local business incubator and development center, especially as pandemic recovery efforts continue.  Section 108 funds will establish a revolving loan fund for entrepreneurs, small businesses, and homeowners to utilize for start-up costs, access to capital for business expansion, pre-development costs, and housing rehab costs. |
| **8** | **Project Name** | Single Family Rehab Program - SFRP |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair |
| **Funding** | CDBG: $130,000 |
| **Description** | This project will fund rehabilitation assistance to address health and safety violations for low- to moderate-income households. |
| **Target Date** | 4/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | It is estimated to assist 15 low to moderate income families with housing rehab projects. |
| **Location Description** | Addresses will be entered upon completion of the project and detailed records of each project will be kept. |
| **Planned Activities** | This project will be used for grants or low-interest rate loans to low-and-moderate-income homeowners for the repair of major health & safety code violations in single-family, owner-occupied residential structures. |

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Kankakee provides assistance to all areas within its limits provided that they meet the low- to moderate-income eligibility requirements.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
| Citywide | 100 |

Table 4 - Geographic Distribution

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

The City of Kankakee does not have a priority for allocating investments geographically.  Assistance is provided based on income eligibility requirements.

**Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

**Introduction**

The following section highlights the City's one-year affordable housing goals.

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless | 0 |
| Non-Homeless | 120 |
| Special-Needs | 0 |
| Total | 120 |

Table 6 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** | |
| --- | --- |
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 20 |
| Acquisition of Existing Units | 0 |
| Total | 20 |

Table 7 - One Year Goals for Affordable Housing by Support Type

**Discussion**

There are a number of housing initiatives that will be implemented in 2022 by other public service agencies to support homeless, non-homeless, and special-needs residents who are in need of safe and affordable housing.

## AP-60 Public Housing – 91.220(h)

**Introduction**

The Kankakee County Housing Authority is responsible for the public housing program in the City of Kankakee.  According to the Housing Authority’s 2020 Annual Plan, they operate a total of 231 public housing units and a total of 708 housing choice vouchers (HCV).  The Housing Authority made further progress of rehabilitating units as vacancies lead to these opportunities. Site and building improvements were made to Midtown Towers and to some Family Site units as vacancies occurred. All units continue to run at 98-100% occupancy and a total of 1678 persons on its closed Section 8 Waiting list.  The Public housing wait list currently has 281 on its waiting list.

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

Given the Kankakee County Housing Authority’s need for the expansion of public housing the Kankakee County Housing Authority continues to investigate opportunities of acquiring or building additional units in order to increase public housing units. A near 10% increase has been noticed in persons applying for assistance. KCHA is looking at adding housing through development of Tax Credit mixed income properties and replacing older Public Housing units once they are fully on-line.  Although, they are considering disposing or demolishing 36 units that are experiencing high turnover, increase in crime statistics, age of property and physical needs.

In addition, KCHA is planning to provide 35 project-based vouchers in the near future.

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

The City of Kankakee involves the KCHA with information on our down payment assistance programs.  The KCHA also participates in a Self-Sufficiency program.

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

The Kankakee County Housing Authority is not designated as a trouble PHA.

In fact, it is continuing to improve its PHAS and SEMAP scoring, with it being 90 and 97 respectively.

**Discussion**

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

**Introduction**

It is the intent of City government to continue to support and coordinate efforts with the twelve (12) community entities who have joined forces within the Kankakee Regional Planning Group (KRPG), a subgroup of the Central Illinois Continuum of Care (CICoC), to effectively and efficiently address the needs of the City of Kankakee’s homeless population. Together these organizations have woven a tight social and housing services safety net to adequately address the particular and varied needs of this population group. The existing homeless services network has an adequate outreach mechanism in place and is continuing to build its capacity to adequately address the volume of need with respect to the provision of emergency shelter. Additionally, ECDA has begun mapping the homeless system of care to identify both strengths and gaps. It plans to utilize this information to craft a comprehensive housing and anti-homelessness strategy for the City, and subsequently direct available funding - including CDBG public services and available American Rescue Plan Act funds - toward addressing these gaps and bolstering the strengths. 

Priorities for homelessness alleviation include supporting the provision of adequate emergency shelter, ensuring transitional and permanent housing alternatives for homeless persons, creating supportive services, providing services to persons at risk of homelessness.   Rental assistance is also a priority for those homeless who are not in need of supportive housing, but who do not have the financial resources to pay rent.

The City’s strategy for helping low-income families avoid becoming homeless is to continue an aggressive effort to stabilize the housing market through continued subsidy of housing rehabilitation.  The rehabilitation of existing housing stock through the City’s current programs is working to provide additional units of safe and sanitary affordable housing for those most in need.  The City of Kankakee will aggressively pursue cooperative agreements and programs with homeless service providers to expand housing availability, choices and services to those most in need.

The Economic and Community Development Agency works very closely with KRPG and the CICoC to help coordinate services for homeless and nearly homeless individuals and households.  Both KRPG and CICoC meet monthly. ECDA's Grants Compliance Officer Jonathan Shinabarger is the KRPG chair, and both facilitates KRPG meeting and participates in CICoC meetings. KRPG meets the first Thursday of every month to discuss the ongoing needs of the homeless throughout Kankakee County and the surrounding areas.  KRPG consists of numerous not-for-profit, government entity and local area organizations that have joined together to serve the local homeless and nearly homeless populations.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The Kankakee Regional Planning Group plans and organizes an annual homeless service day.  This is a free event to the community with booths for each service organization for easy access and registration.  Food is provided as well as a list of continuing free services including shelters, food pantries, healthcare, etc. Future planning includes a homeless community awareness event and a family shelter.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

In January of 2022, CICoC completed its annual Point-in-Time/Housing Inventory Count (PIT/HIC). Unfortunately, the CICoC lead agency has experienced multiple staffing transitions during the 2021-2022 program year, and consequently provided no advance notice to KRPG regarding the scheduling and completion of the PIT/HIC. Consequently, KRPG was unable to scour the community and search for literally homeless individuals on streets or in parks; it did, however, report all information for individuals and households currently receiving homeless/housing services.

Through its work with KRPG, ECDA regularly assists local organizations in applying for and obtaining funding for emergency shelter and transitional housing. In addition to helping these organizations access the City of Kankakee's annually available public services funding, ECDA is helping these organizations access the City's American Rescue Plan Act (ARPA) funding through the Kankakee American Rescue Plan Public Services (KARPPS) program. Furthermore, KRPG Chair and ECDA staff member Shinabarger has assisted organizations in accessing funding available through Emergency Solutions Grant funding by helping them understand and navigate the process within the CICoC.

**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 KRPG subgroup of the CICoC group includes a variety of organizations that provide rapid re-housing (RRH), homeless prevention (HP), and other similar housing services to help homeless households obtain housing and prevent homelessness from reoccurring. At the monthly KRPG meeting chaired by ECDA staff member Shinabarger, these organizations routinely provide each other updates on available services and work to problem-solve systemic challenges in the area. Minutes from these KRPG meetings are distributed to the Kankakee City Council so that these elected officials can be well-informed about currently available services in the area.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Similarly to the above section, KRPG includes various organizations that address issues related to housing such as mental health, corrections re-entry, senior services, and more.

**Discussion**

The City of Kankakee is currently in the process of synthesizing data obtained from surveying all homeless services and related providers within the city and plans to use this data to identify service gaps. It then plans to use available funding, including through CDBG public services, to address these gaps. Working with KRPG and the CICoC are integral parts of this process, which ECDA plans to diligently continue.

## AP-75 Barriers to affordable housing – 91.220(j)

**Introduction:**

There are many renter households, which have a housing cost burden that positively reflects on the ability to own the real estate in which they reside.  A number of these households may be able to afford home ownership if they were capable of producing the required down payment and/or if financial institutions could provide more flexible underwriting standards.  It would also benefit these households to undertake a course on home ownership counseling to address the informational gap perpetuating misconceptions associated with the qualifications and affordability of home ownership.

Additionally, there are a large number of rental units that need rehabilitation because of age and lack of funds for maintenance.  The City’s code enforcement program mandates the correction of code violations and encourages rehabilitation.  However, there is also a danger that it may cause abandonment and demolition of housing that is salvageable and able to be rehabilitated.   This would seem to indicate the desirability of having some sort of program to assist with finance of rental rehabilitation for those owners who would not otherwise be financially able to afford the cost of rehab.

In the past, the City of Kankakee has addressed this issue, by aiding with the lead hazards present in the homes of the low-to-moderate income families.  Additionally, in the past the City of Kankakee applied and successfully facilitated a grant through the Illinois Housing Development Authority for small rental properties in which it helps subsidize 75% of the cost to repair HQS and local code deficiencies.  Unfortunately, the Illinois Housing Development Authority is no longer offering this particular program, but if it ever does again, the City of Kankakee will apply.

The cost of providing for affordable housing coupled with limited availability of funding may be one of the biggest barriers to affordable housing.  The City can address only a fraction of the housing needs, whether it is through new construction or rehabilitation of the current housing inventory.  It has been demonstrated time after time that in the redevelopment of neighborhoods that need to preserve existing homes or build new homes in order to attract potential homeowners that deep subsidies are needed.  The City’s provisions of subsidies are often not enough to make homes affordable for low to moderate-income households.

In several public meetings with Teska and Associates, conducted in the Spring of 2022, the community identified that property taxes in the City of Kankakee is the main barrier for affordable housing.  The City of Kankakee does have higher property taxes in relation to this its municipal neighbors. The City Council in 2021 voted to decrease the property tax by 0.5% and in 2022 voted to approve the reduction of the City Tax Levy by 0.1%. The decrease was made possible by a 2% increase in city sales tax implemented in 2018. As the emphasis on Economic Development continues and creating equitable housing opportunities, it is the desire of the City Administration to continue to decrease Property Taxes and

**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 will continue its proactive position concerning affordable housing by continuing to provide both financial and technical assistance to affordable housing activities and projects. The City is committed to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, familial status, sex, national origin, sexual orientation or handicap.

The City’s Economic and Community Development Agency is investing in training the staff to become a HUD approved home counseling agency.  Currently on staff, we have two persons that are certified homebuyer counselors through the Neighbor Works Institute.    The City believes that proper education for the homebuyers will help to create a knowledgeable base of buyers that can look and purchase a home that is affordable for them.  The ECDA has completed several successful classes to date with 78 people successfully closing on a home purchase after attending education and counseling since 2015.  In June of 2022 the City partnered with the Americorps program to bring on a member to assist the ECDA team with the HUD approved housing counseling certification process.

The City also fosters and maintains its affordable housing stock through the code enforcement program, a systematic exterior inspection program. The city's use of HUD funding has created many avenues of affordability while dismantling barriers to affordable housing. The Illinois Housing Development Authority (IHDA) distributes funding that allows the City to further its efforts to break down barriers to affordable housing by continuing to provide rehabilitation grants and down payment assistance funds.  The City of Kankakee's Economic and Community Development Agency applied for and was awarded a grant for the purpose of addressing major mechanicals in a home that need to be repaired.

The City Council in 2021 voted to decrease the property tax by 0.5% and in 2022 voted to approve the reduction of the City Tax Levy by 0.1%. The decrease was made possible by a 2% increase in city sales tax implemented in 2018. As the emphasis on Economic Development continues and creating equitable housing opportunities, it is the desire of the City Administration to continue to decrease Property Taxes and increase revenues from Sales Tax.

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

Please see below.

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

The readily identifiable obstacles observed in meeting the underserved needs are a lack of adequate financial resources and occupational opportunities suitable to the educational levels of the low-to-moderate income individuals within the City of Kankakee.

 In addition, Catholic Charities, Salvation Army, Fortitude, Gift of God Street Church, Harbor House, and Kankakee County Community Services are agencies that help ease the obstacles to the underserved.  Fortitude is the primary agency for homeless persons.  They provide access to Emergency Shelter and to a community wide PADS shelter system.  Fortitude also has 2 units for transitional housing. The Salvation Army provides a Safe Haven for hard-to-reach mentally ill persons living on the streets that cannot or will not participate in a regular shelter program.  Kankakee County Community Services, Catholic Charities, Manteno Veterans Home, and Gift of God Street Church provide transitional Housing to families with children and to single men.  Harbor House provides emergency shelter and transitional housing to victims of domestic violence.  Kankakee County Housing Authority provides permanent Housing.  Kankakee County Training Center and Francis House, Inc. provide permanent Supportive Housing.  Supportive Services provided include case management, childcare, emergency food and rental assistance, education and employment services, health services, mental health services, substance abuse treatment, legal services, and veterans assistance.

The Kankakee area has 19 extended care facilities that tend to the needs of individuals needing extra care.  Among those that are included in this category are the elderly, handicapped, and mentally ill.

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

The City of Kankakee will continue to foster and maintain affordable housing by continuing to apply and receive funding that fosters and maintains affordable housing.  Funding provided by CDBG will continue to assist with Single-Family Repair Program.  The Single-Family Repair program addresses health and safety deficiencies that would eventually cause a homeowner to have to leave the home structure.

With the Homebuyer program, ECDA staff assists the community in attaining affordable housing by offering acquisition and rehabilitation services in order to make a home that may not have been affordable or may not have been habitable prior to ECDA’s help attainable. Through that mission, we are able to provide one on one counseling to individuals who are not able to immediately obtain financing to purchase a home of their own.

ECDA uses the Single Family Repair (SFR) program by addressing those homes that need assistance in bringing deteriorating homes back to a viable living space.  With this program, the City brings eligible items in low-to-moderate income households up to complete HQS, and City of Kankakee CODE standards.  As a result, ECDA maintains affordable housing.

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

The City of Kankakee evaluates and reduces Lead-Based Paint hazards on a regular basis. Lead-based paint hazards have been scientifically recognized as a serious health threat that was banned from residential use in 1978.  All homes built prior to 1978 must be considered when estimating the incidence of residential units containing lead-based paint hazards.  The City of Kankakee applied in 2014 for its seventh round of grant funding to HUD’s Lead-Based Paint Hazard Control Grant.  The City of Kankakee was awarded a 3.6 million-dollar grant ($600,000 of which is for assisting units with Healthy Homes deficiencies) in the winter of 2019 to undergo lead hazard mitigation for an additional 120 (one hundred twenty) units.

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

The City of Kankakee recognizes that housing (particularly the cost of housing) is one of the most critical economic problems faced by persons in poverty. The City will therefore continue to seek additional housing resources for very low-income persons and will continue to educate and advocate for the fair and impartial treatment of persons in poverty who seek clean, sanitary, decent, safe, and affordable housing. The City’s anti-poverty strategy continues to inform its citizens through the assembly of a clearinghouse resource base designed to educate low to moderate-income persons, elderly homeowners, and members of the community who are challenged with low levels of literacy skills in identifying predatory lending practices and protecting themselves from predatory lenders. This phenomenon (predatory lending) has put at risk, an entire population of persons who are struggling to hold onto their meager housing assets, and are now plagued with new “credit” challenges. The City now has a proliferation of vacant and boarded properties due to a growing foreclosure rate caused primarily by the creative financing methods of predatory lenders.  Foreclosure prevention seminars, as well as homeownership counseling, have been a priority concentration of the City’s efforts and will continue to be so.

In addition to the City's housing efforts, there is a large network of agencies in Kankakee County that are currently providing a wide variety of human services. It will be the policy of the City of Kankakee to continue to support and utilize these existing agencies to alleviate poverty in the community. The City of Kankakee is actively seeking various avenues of public/private assistance to help alleviate our growing affordable housing needs.

**Actions planned to develop institutional structure**

There are several private and public agencies currently providing public services, social services, and housing-related services that provide the institutional structure through which the city will carry out its annual action plan. The city’s Economic and Community Development Agency intends to continue to interact and coordinate with the following entities to reinforce its institutional structure for the provision of services resulting from the receipt of CDBG and other financial resources.

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

A concerted community effort is undergoing planning to build capacity between public and private housing agencies as well as health and social service agencies to improve the quality of its neighborhoods through the process of developing a master plan that will set the blueprint for a well-planned, feasible and sustainable plan of action.  This will help alleviate the housing and non-housing community development needs of the community.

The City of Kankakee attends community meetings, especially the Continuum of Care meeting that meets on the first Thursday of every month.  The City is also active with the Kankakee Hispanic Partnership, Greater Kankakee Black Chamber of Commerce, and the local Community Outreach Coordinators' informational monthly meeting.

**Discussion:**

# Program Specific Requirements

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

**Introduction:**

All staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures that federal cross-cutting requirements, including Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

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

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

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities | 0 |

|  |  |
| --- | --- |
|  |  |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

**Housing Trust Fund (HTF)**

**Reference 24 CFR 91.220(l)(5)**

1. Distribution of Funds

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

b. Describe the jurisdiction’s application requirements for eligible recipients to apply for HTF funds.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction’s required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction’s required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction’s required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction’s required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction’s required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction’s required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction’s required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

No

3. Does the jurisdiction’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

No

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction’s goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

No

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction’s description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

🗹 The jurisdiction will use the HUD issued affordable homeownership limits.

8. **Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. **Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

**Discussion:**

We will meet the 70% overall benefit in one year, the 2022-2023 CDBG program year.