

## CR-05 - Goals and Outcomes

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

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

Over the past five years, the City of Kankakee has worked hard to develop CDBG-funded programs that address and meet the needs of the area's low- to moderate-income residents. Last program year, the City of Kankakee developed the CDBG Program Manager role in response to struggles experienced in expending funding and carrying out Consolidated Plan and Annual Action Plan goals. This role centralized the development, administration, implementation, and monitoring of the CDBG program, and has assisted in getting projects back up and running, and introducing new projects to benefit Kankakeeans.

During PY23, our Single-Family Rehab Program was reopened, and began taking applications for the first time in over a year. A new Public Facility project was introduced and is preparing to begin construction. Public Service projects continued successfully.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / HUD: \$ / IHDA: \$	Homeowner Housing Rehabilitated	Household Housing Unit	60	35	58.33%	15	14	93.33%

Affordable Housing	Affordable Housing Homeless	CDBG: \$ / HUD: \$ / IHDA: \$	Direct Financial Assistance to Homebuyers	Households Assisted	50	0	0.00%			
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / HUD: \$ / IHDA: \$	Buildings Demolished	Buildings	50	19	38.00%	5	2	40.00%
Affordable Housing	Affordable Housing Homeless	CDBG: \$ / HUD: \$ / IHDA: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	200	0	0.00%			
Creating Livable Communities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	300	60.00%	150	0	0.00%
Creating Livable Communities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	250	150	60.00%	100	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Facade treatment/business building rehabilitation	Business	25	0	0.00%			

Economic Development	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Rental units constructed	Household Housing Unit	60	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Jobs created/retained	Jobs	5000	248	4.96%	25	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$ / Section 108: \$	Businesses assisted	Businesses Assisted	100	110	110.00%	10	0	0.00%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	173	49.43%	150	173	115.33%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	33		0	33	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	352	313	88.92%	100	39	39.00%

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

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

The greatest need in Kankakee is that of affordable, healthy, and sustainable housing solutions. Kankakee homeowners and renters are increasingly cost-burdened, and the average age of single family continues to increase. Over 32% of homes in Kankakee were built before 1939; 92.6% were built before 1970. The age of these properties, and the resulting nature of repairs and maintenance required, can make single-family properties unaffordable to LMI homebuyers. The City of Kankakee utilizes CDBG dollars to bridge this gap by administering the Single-Family Rehab Program.

Homelessness continues to be a great need in Kankakee, and public service program and subgrantees work hard to administer programs to meet this need. The City of Kankakee is an active member of the local Continuum of Care, IL-512, and advocates for increased resources and attention to be placed on this topic.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	37
Black or African American	148
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>185</b>
Hispanic	14
Not Hispanic	171

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

### Narrative

According to the most recent Census data, the City of Kankakee is comprised of 24,052 individuals, of which 52.6% are white, 42.7% are Black or African American, 1.1% are Asian, and 20.7% of the population is Hispanic or Latino. The City of Kankakee is a diverse community and works to distribute program resources and offerings to as many residents as possible. This includes multiple formats and languages to communicate as broadly as we can.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,183,563	501,005

Table 3 - Resources Made Available

### Narrative

Despite having a limited number of projects established before the beginning of the program year, the City of Kankakee expended more dollars during the 2023 Program Year than the previous year. More projects and programs are active than were this time last year, and the City of Kankakee aims to meet the timeliness requirement for the 2024 Program Year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of Kankakee disburses funding across the entire city, as based on need.

## **Leveraging**

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

The City of Kankakee is always looking for opportunities to leverage other additional resources to stretch federal dollars as far as they can go. This includes application for state and private grant funding. ECDA has recently been awarded grants through the

National League of Cities for the City Inclusive Entrepreneurship Network (CIE). The City of Kankakee and ECDA are always looking for partnership opportunities to coordinate with other organizations.

Publicly owned land and property were not used to address the needs identified in the plan.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	72
Number of Non-Homeless households to be provided affordable housing units	120	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>120</b>	<b>72</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	14
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>20</b>	<b>14</b>

Table 6 – Number of Households Supported

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

During the past program year, the priority was reestablishing the Community Development Block Grant programs and projects, and providing the much needed services for low- to moderate-income Kankakeeans after a number of challenging years. Primarily, this included beginning to take applications for the Single-Family Rehab Program again, and developing new programs to launch in Program Year 2024. The learning curve for operation of rehab projects was steep, and the ECDA has had a limited



number of contractors all contributint to the success of three separate HUD-funded grant programs, so progress was slow during PY2023.

**Discuss how these outcomes will impact future annual action plans.**

Program year 2023 allowed for great progress to be made, but not readily seen. While only two SFRP projects were completed, intake was done for over ten households, who continue to navigate the SFRP process in Program Year 2024. ECDA also became aware of the dire need for emergency rehab options, and a new Emergency Rehab Program was developed for PY2024, which had over 5 individuals ready to participate before the end of PY2023. A public facilities project was initiated in PY23, and construction will begin in PY24. While work has been slow over the past year, it has been steady.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	142	0
Low-income	34	0
Moderate-income	9	0
<b>Total</b>	<b>185</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City of Kankakee operated its Public Service, SFRP, and match activities successfully, with over 77% of those served being extremely low income.

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

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

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

An ECDA staff member has participated in the monthly meeting of the Kankakee Regional Planning Group (KRRPG), a subdivision of the Central Illinois Continuum of Care (CICoC), for the past four years. The CDBG Program Manager currently acts as the secretary for KRRPG and attends meetings with representatives from all local agencies that provide services to persons experiencing homelessness, as well as organizations connected to housing problems and solutions. The CICoC operates a single Coordinated Entry system for the region: once an individual or household contacts any KRRPG member agency and receives services, they will be assessed for level of need and their information will be entered into the centralized system. The Coordinated Entry list is prioritized with the use of the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). When an agency has program availability, they use the Coordinated Entry list to contact the next person.

Multiple KRRPG agencies perform street outreach to engage homeless people, most notably Fortitude Community Outreach and Gift of God Street Church. Fortitude staff and volunteers regularly visit areas where homeless people congregate, distributing food and offering linkage to services. Workers may also provide basic goods such as clothing, toiletries, and blankets. Homeless individuals who desire further services can be added to the Coordinated Entry list during street outreach, as well as receive information for other service agencies.

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

The City of Kankakee and the surrounding county has a dire need for expanded emergency shelter and transitional housing, especially in the wake of COVID-19. There are multiple member agencies of KRRPG and CICoC that provide emergency shelter and/or or transitional housing, but their capacity is low and the process of increasing the capacity is a slow one.

Fortitude Community Outreach has been the primary emergency shelter provider in the county since 2018. Previously it operated using a PADS model before utilizing a single site and operating 5 nights a week, 8 months of the year. Fortitude previously anticipated building and operating its own shelter site 7 days a weeks, year round, but this project has been unfortunately halted for the time being.

Near the end of the program year, the Salvation Army and Kankakee County Community Services, Inc. (KCCSI) are usually able to secure COVID-related funding to provide emergency hotel vouchers for some

households experiencing homelessness, specifically on the nights that Fortitude was unable to operate. However, the cost of hotels and the temporary nature of this funding make this an unsustainable option.

The ECDA supports the creation of permanent, sustainable homeless services, and are continuously working to build bridges between the City Council, homeless service providers, and other county stakeholders to increase the number of folks receiving quality service and ultimately reducing the number of folks in need of emergency shelter and transitional housing in the community.

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

KRPG includes many agencies which aid folks departing institutional residences and provide other services to prevent homelessness. Thresholds provides community mental health services to people who have recently left residential care for severe mental illnesses. Kankakee County Renewed Opportunity assists individuals re-entering the community after serving jail time to find employment and connect to other critical resources. Prairie State Legal Services provides legal advocacy and representation for people facing unjust housing challenges, such as Fair Housing violations and illegal evictions. The Iroquois-Kankakee Regional Office of Education (I-KAN ROE) helps children and families experiencing homelessness to continue attending school, and helps those families connect to other community resources.

Many agencies within CCoC and KPRG provide rental assistance in the Kankakee area targeted for homeless prevention. The Coordinated Entry system is used to house individuals and families as quickly as possible, with some CCoC agencies able to provide funds for security deposits and first months of rent. Some agencies are Federal Emergency Management Agency (FEMA) funds recipients, and use these monies for emergency shelter, for families with children, or when life-threatening weather occurs. Rapid Rehousing (RRH) and Emergency Solutions Grant (ESG) funds, together with United Way funding, can pay security deposits and the first month's rent.

CCoC has a fourfold strategy to decrease the rate at which individuals/families return to homelessness. The first is utilizing a Homeless Management Information System (HMIS) and Coordinated Entry to track homelessness episodes. Second, the continuum works to reduce the number returning to homelessness by helping individuals/families navigate housing barriers and transition to permanent affordable housing. This is done through Permanent Supportive Housing (PSH) and Transitional Housing (TH), both of which are available in Kankakee. The third strategy is using caseworkers to help those facing eviction due to unpaid rent, mortgage, or utilities. In addition to receiving direct financial assistance to prevent eviction, clients can receive training in various life skills and budgeting. All clients are assessed and referred to mainstream welfare benefits such as food stamps. Fourth and finally, follow-up services are

offered to newly housed individuals/families to support permanent housing.

**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**

Numerous KPRG agencies offer supportive services that support homeless people quickly transitioning to permanent housing that meets their needs. As discussed above, the Coordinated Entry system centralizes all known homeless people seeking services, and connects them to services based on level of need.

There are services available to directly address the needs of chronically homeless individuals and families, families with children, and veterans and their families in the Kankakee area. The outreach efforts of local service organizations seek to directly engage chronically homeless individuals and families by building relationships and encouraging these individuals and families to seek services and ultimately obtain housing. I-KAN ROE works directly with families with children to help address educational needs and provide other service linkages, while Catholic Charities has TH available specifically for families with children. The Veterans Assistance Commission and Supportive Services for Veteran Families assist veterans and their families, and are considered to have reached functional zero veteran homelessness in the area. No area agency directly addresses unaccompanied youth facing homelessness, partially because there is no known need in Kankakee for these services.

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

### **Actions taken to address the needs of public housing**

The Kankakee County Housing Authority (KCHA) is the public housing provider of Kankakee County. KCHA currently operates 199 public housing units and manages 827 Housing Choice Vouchers. Large-scale buildings include 52 2-bedroom units, 32 3-bedroom units, 9 4-bedroom units, and 5 5-bedroom units. Other buildings include 12 single-family homes, 13 duplexes, and 14 4-unit buildings. KCHA is gradually modernizing all units, which includes updating flooring/cabinets and adding energy saver appliances. KCHA maintains a wait list by number of bedrooms needed, and works closely with area social service agencies to coordinate efforts to assist low-income households in the area. KCHA is actively working with developers to promote usage of Low-Income Housing Tax Credits (LIHTC) and create more affordable housing. KCHA recently assisted a local developer obtain LIHTC for low-income senior housing near downtown Kankakee, which added 65 units (1- and 2-bedroom units).

The City of Kankakee met with the Kankakee County Housing Authority Executive Director, Randy McGill, to discuss the needs of the organization as well as those it serves. In this discussion, Mr. McGill emphasized the value that offering housing counseling would provide to residents who are interested in transitioning out of public housing and into homeownership. The City of Kankakee is pursuing housing counseling services as a new offering and looks forward to bolstering this connection in the near future.

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

KCHA encourages participation by public housing residents with its Resident Advisory Board and the various Resident Associations. KCHA holds quarterly meetings and annual planning process reviews to communicate their ideas plans, hear tenant feedback, and make changes as needed. New public housing tenants receive the names of all KCHA board members, and the KCHA board is advised of all new tenants. Resident Associations then introduce new tenants to their own services and KCHA services. All KCHA staff have an “open door policy,” and executive management frequently interacts with tenants to address their needs.

The City of Kankakee is working to develop and introduce a housing counseling program, and will share and distribute information on this program to KCHA participants.

### **Actions taken to provide assistance to troubled PHAs**

The Kankakee County Housing Authority is not categorized as a troubled PHA. The City of Kankakee’s

ECDA will continue to provide support as necessary so that it remains in compliance and maintains its good status.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Kankakee Economic and Community Development Agency (ECDA) has continued to coordinate with community leaders, developers, social service providers, and other stakeholders to address barriers to affordable housing. The City has begun creating a new Comprehensive Plan to modernize its zoning, as the currently active Comprehensive Plan was created in 1997. ECDA's Economic Development Navigator actively assists local businesses and interested developers with maintaining and expanding their goods and services. ECDA keeps track of and shares information about all available development incentives in the area, including the federal Opportunity Zones, state Enterprise Zones, local Tax Increment Financing (TIF) districts, and neighborhood-specific revitalization plans.

ECDA hosts a monthly, multi-department meeting to discuss all building, planning, and code concerns throughout the city to ensure a collaborative approach to some of the citizens' greatest barriers. This presents an opportunity to discuss concerns that have been brought to the code department, the planning department, the police department, the fire department, the mayor's office, the department of public works, the county land bank, and the ECDA. With everyone gathering regularly, progress can move forward at a steady pace for some projects, while other concerns can get the multidisciplinary attention needed to develop the best public policies for the city. Some actions taken in the past year include: updating and developing new zoning ordinances; correcting incorrectly zoned residential properties; developing plans to address slum and blight in the city; evaluating site plans for new city growth; and coordinating an approach to increase the value and quantity of residential housing.

Matching a nationwide trend, there is insufficient housing in the city for low-to-moderate income households. A limited number of units are move-in ready and available for sale, and many renter households have a high housing cost burden. Fully 50% of City residents rent their dwelling, and this combined with the housing cost burden continues to limit homeownership. There remains a limited number of ownership units for sale in Kankakee that are move-in ready, particularly units that are affordable to persons in the lower income groups.

When land use controls, tax policies, zoning ordinance, building codes, fees and other barriers reveal themselves, the City of Kankakee approaches these problems collaboratively, and works to eliminate, or at least reduce, their impact on the community.

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

The City of Kankakee continues to wrestle with the persistent obstacles facing underserved individuals in Kankakee, and work to address new ones. The COVID-19 pandemic has long lasting impacts on the

community, including increased housing instability, homelessness, and changes in work availability and hours.

ECDA staff are active partners with area social service agencies, and participate in the Central Illinois Continuum of Care (CICoC), Kankakee Regional Planning Group (KRPg), Kankakee County Community Outreach Leadership Team (KCCOLT), among others. CICoC and KRPg are comprised of local agencies that provide housing services to individuals and families experiencing homelessness or who are at risk of becoming homeless. Other agencies participating provide services related to housing needs, such as mental health support, domestic violence advocacy and counseling, education and employment opportunities.

Each program year, the ECDA selects approximately four subrecipients to operate programs through its CDBG Public Service program. Through the years, the programs selected have varied, but most often they include emergency shelter, financial assistance with rent and utilities, building ramps for disabled residents, transitional housing, and home-delivered meals for seniors. In PY23, three of the four subrecipients have a history of receiving public service funding and meeting their activity goals.

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

During PY23, the city continued operations of its 2021 Healthy Homes Production program and its 2022 Lead Hazard Control grant program, both of which are intended to address lead-based paint hazards in residential properties. These grants provide a combined \$4.18 million for addressing home health hazards. In PY23, ECDA performed 20 lead inspections and risk assessments. The Kankakee County Health Department (KCHD) informs the City whenever it finds elevated blood levels (EBL) in children, and ECDA works with homeowners to get their homes inspected for lead hazards. ECDA also performs outreach and education efforts regarding lead hazards and its LHC program by attending and hosting events throughout the city.

An ongoing challenge facing ECDA is the limited pool of trained and certified lead contractors with the capacity to be contracted for our lead programs and other housing rehab programs. While we have funds, projects, and opportunities to provide training, we are still combating the slow processing of payments through City Council and generally high demand for contractors locally. We are working to address these problem areas by developing an escrow payment process; improving communication with contractors regarding work opportunities and training opportunities; and increasing our contractor recruitment efforts.

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

The City of Kankakee recognizes the cost of adequate, clean, and safe housing is one of the most critical economic challenges faced by persons in poverty. The city is committed to reducing the number of low-income households by providing persons and families opportunities to attain knowledge, skills, and motivation needed for self-sufficiency. To this end, the city works with the large network of agencies



(nonprofit and private) providing human services to alleviate poverty in the community, and actively seeks additional resources for creating local affordable housing opportunities. The city continues 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, affordable housing.

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

The Economic and Community Development Agency (ECDA) is the City of Kankakee's lead entity for the development and implementation of its Consolidated Plan. The ECDA combines the activities of planning and zoning, housing programs, economic development, and public service programs. ECDA works closely with other city departments to address community needs and make progress on strategic goals as they are outlined in the Consolidated Plan. ECDA staff members have regularly scheduled meetings with other city employees to allow for cross-collaboration, and the ECDA Directors report multiple times a month to City Council and its ancillary committees.

Internally, the ECDA's internal structure is now better suited to serving the community than it has been in years past. Leading the department are the Executive Director and Assistant Director. HUD-funded programs are operated by a Program Manager, each responsible for ensuring compliance with their program's guidelines and regulations, as , as dictated by the U.S. Department of Housing and Urban Development. Other staff members include an Economic Development Navigator, Administrative Assistant, Community Outreach Coordinator and Special Project Manager. The ECDA team is built of competent, passionate, informed individuals who are each providing significant contributions and serve residents to the best of their ability each day.

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

An ongoing community-wide effort is currently developing a master plan for sustainable neighborhood improvement. Public and private housing agencies, together with numerous social service agencies, hope that this planning process will help address both housing and non-housing community needs.

Collaboration is a primary requirement for work in the ECDA; staff regularly attend community meetings, such as the Kankakee Regional Planning Group, a local subgroup of the Central Illinois Continuum of Care (CICoC). ECDA staff regularly attend monthly meetings with the Kankakee County Hispanic Partnership, the Kankakee County Branch of the NAACP, the Kankakee Development Corporation, the Key City Community Development Corporation, the Kankakee County Chamber of Commerce, City of Kankakee Council committee meetings, and several neighborhood organization meetings.

The City of Kankakee is currently updating its Comprehensive Plan which, upon completion, will illustrate a unified vision of the community's future.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The most recent Analysis of Impediments to Fair Housing Choice report was published in January 2022 and analyzed a wide variety of challenges facing Kankakeeans. The city regularly utilizing this report and further guidance from HUD to strength its forthcoming Action Plans, Consolidated Plans, and CAPERs.

In 2022, the following impediments were identified:

1. Lower incomes of many households and a lack of quality affordable housing creates high cost burdens, especially for the renters in Kankakee.
2. Aging housing stock has created a need for expensive rehabilitation.
3. There is a limited supply of subsidies for rental housing and a high demand.
4. The predominance of single-family zoning and a number of nonconforming uses has created challenges for affordable housing.
5. Property taxes and utilities create additional housing costs for residents.
6. Limited income, poor credit and rental history has increased the difficulty in accessing credit, and therefore created challenges for accessing homeownership and quality rental units.
7. There is a limited stock of shelter beds, affordable units, and upfront payments for individuals transitioning out of homelessness.

Each of the above impediments have enormous implications for the residents of the city, therefore the ECDA keeps these barriers front-of-mind when formulating methods for increasing access to quality, safe, affordable housing.

The ECDA operates three unique housing rehab programs with the ability to address diverse housing rehab needs for low- to moderate-income individuals and families. These may include structural concerns, health and safety hazards, or accessibility needs. This alleviates some of the financial pressure experienced by LMI households who would otherwise be unable to fund rehab on their own. Simultaneously, it maintains the availability of the housing stock—however aged—and extends its longevity. It is in Kankakee’s best interest to maintain the housing quality for the sake of current residents, and residents for years to come; the collapse and demolition of housing is considered the very last resort for Kankakee properties, but one which CDBG funding is utilized for, in the hopes that vacant land may be used for developers who wish to build new housing.

Kankakee’s Planning Department has continued to updat local zoning ordinances and correct decades-old errors resulting in incorrectly zoned residential properties. Through this process, it has also informed and educated other city departments and officials on zoning and its impact on the city and residents.

In PY23, the CDBG Program Manager began studying to be a HUD certified housing counselor, as it is a department-wide goal to become a housing counseling agency.

Homelessness remains a chronic problem in Kankakee, though folks experiencing homelessness have a strong group of organizations they can turn to for assistance. For at least the past five years, CDBG Public Service funding has contributed to the continued success of Catholic Charities' Horizon Transitional Housing Program and Options Center for Independent Living's Homelessness Prevention services. CARES Act funding has been allocated to several local homeless service providers and halfway house.

The ECDA is confident that the work outlined above demonstrate positive strides toward addressing the impediments, but is simultaneously aware that there is considerable work still to be undertaken. The ECDA is looking towards the next two program years as the opportune time to evaluate the progress made in the current Consolidated Plan, and prepare for what programs and activities the 2025-2029 Consolidated Plan should outline.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City has established standards and procedures in place to monitor the use of federal grant funds, which are based on the standards and procedures included in the CDBG Monitoring Handbook published by the U.S. Department of Housing and Urban Development.

Monitoring activities include:

- Creating and implementing a tracking system to track progress of all projects;
- Preparing periodic reports and an annual report addressing all activities;
- Providing funding to subrecipients on a reimbursement basis only;
- Monitoring for all subrecipients, including conducting site visits and/or desk audits and consulting on a regular basis
- Securing an annual audit by an external CPA firm for compliance with generally accepted practices and principals of accounting and compliance with federal statutes and regulations

The City continues to work diligently in recruiting minority-owned construction companies to act as contractors for its programs through wide advertisement. New efforts are underway to address the weaknesses in ECDA's network of contractors, including expanded marketing of opportunities and revitalize the payment process to ensure reasonably timed payments for all ECDA contractors in the future.

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

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

It is the policy of this jurisdiction to meet the statute requiring all CDBG grantees to consult with other public and private entities and organizations that provide housing and supportive services for special needs populations. This outreach is ongoing and inclusive. Staff participate in a wide variety of community events and outreach activities, during which they provide programming information and collect citizen feedback.

In compliance with federal regulations and the local Citizen Participation Plan, ECDA published a notice in the Daily Journal, the local paper of record, on July 3, 2024 stating that the draft CAPER for PY23 (2023-2024) was available. This notice stated the public comment period and the public hearing time. The public comment period will run for 15 days, from July 3, 2024 to July 17, 2024. The public hearing will be held on July 11, 2024 at 9:00 a.m. at the City of Kankakee Council Chambers. Interested parties are encouraged to submit comments via email, mail, or in person.

### **CR-45 - CDBG 91.520(c)**

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

The City of Kankakee did not make any changes for the jurisdiction's objectives during the program year, but has learned a great deal to inform Program Year 2024-2025's activities.

During the past year, the Single-Family Rehab Program was opened to begin taking applications for the first time in over a year. We learned that the costs of maintaining Kankakee's single-family homes was dramatically more than anticipated. This could have been anticipated, as properties in Kankakee are aged and many are beginning to deteriorate. Some assessed properties are in need of over \$50,000 in rehab work to remain safe and healthy homes. We also discovered that there is an increasing desire for emergency rehab, especially roofs, in our community. We incorporated both of these pieces of information into the 2024-2025 Annual Action Plan.

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

No

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

## **CR-45 - CDBG 91.520(c)**

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

The City of Kankakee did not make any changes for the jurisdiction's objectives during the program year, but has learned a great deal to inform Program Year 2024-2025's activities.

During the past year, the Single-Family Rehab Program was opened to begin taking applications for the first time in over a year. We learned that the costs of maintaining Kankakee's single-family homes was dramatically more than anticipated. This could have been anticipated, as properties in Kankakee are aged and many are beginning to deteriorate. Some assessed properties are in need of over \$50,000 in rehab work to remain safe and healthy homes. We also discovered that there is an increasing desire for emergency rehab, especially roofs, in our community. We incorporated both of these pieces of information into the 2024-2025 Annual Action Plan.

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

No

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

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

N/A