



# **Draft CAPER**

## **Draft Comprehensive Annual Performance & Evaluation Report**



## **2018 Program Year**

**October 1, 2018 - September 30, 2019**

Village of Oak Park  
Development Customer Services  
Neighborhood Services Division  
123 Madison Street  
Oak Park, Illinois 60302

**Village of Oak Park  
DRAFT  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
(Draft CAPER) FOR PROGRAM YEAR 2018  
October 1, 2018 - September 30, 2019**

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# Fourth Program Year Draft CAPER

The Draft Consolidated Annual Performance and Evaluation Report (Draft CAPER) for program year four (Program Year 2018) of the 2015-2019 Consolidated Plan includes information that Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) grantees such as the Village of Oak Park provide each year in order to be compliant with the Consolidated Planning Regulations. Program Year (PY) 2018 ran from October 1, 2018 to September 30, 2019.

## GENERAL

### Introduction

The Village of Oak Park is a thriving community of approximately 52,000 people located immediately west of the city of Chicago in northeastern Illinois. The Village is noted for its diverse population and its architectural heritage, being known particularly as the place with the most Frank Lloyd Wright designated buildings anywhere in the world. Within its 4.5 square miles live one of the region's most diverse mixes of cultures, races, ethnicities, professions, lifestyles, religions, ages and incomes.

The Village operates under the Village Manager form of government. An elected legislative body of a President and six Trustees hires a professional Manager to oversee the day to day administration of government programs and services. The President and Board approve all HUD-funded projects. The Development Customer Services Department is the designated agency administering HUD funds on behalf of the Village. The Village currently receives Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds, and is a member of the Cook County HOME Investment Partnerships Program (HOME) Consortium. The Village also has a Section 108 Loan Guarantee Program.

The Village's Development Customer Services Department oversees building permits, inspections, code enforcement, business services and licensing, planning, historic preservation, zoning, housing, parking and the aforementioned federal grants. This management structure is designed to streamline Village Hall processes and enhance customer service to deliver quicker response times and a speedy resolution of issues that can affect a property improvement project or investment opportunity.

The Development Customer Services Department – particularly its Neighborhood Services Division – consults with a number of agencies throughout the year. Continuum of Care members, community representatives, subrecipients, and public service agencies provide input into the department's plans for HUD funding in on-going consultations and collaborations.

### Goals & Accomplishments

#### 1. PY 2018 Goals and Accomplishments

Table A below provides information on PY 2018 Oak Park CDBG and ESG activities, and includes goal accomplishment totals and notes.

**Table A: PY 2018 Consolidated Plan/Action Plan Goals - Summary of Accomplishments Table**

1	<b>Goal Name</b>	<b>Public Services</b>	<b>Goal</b>	<b>Actual</b>	<b>Notes</b>
	<b>Goal Description</b>	Expanding the availability of and increasing access to needed services is a key goal. Services include, but are not limited to, mental health, domestic violence, programs for persons with disabilities, and youth programs.	26,896 persons	27,017 persons	Some agencies exceeded goals and some were short of goals. Exceeded overall goal.
2	<b>Goal Name</b>	<b>Public Infrastructure</b>	<b>Goal</b>	<b>Actual</b>	<b>Notes</b>
	<b>Goal Description</b>	Creating livable communities through improvements to public infrastructure. Maintaining and improving the quality of Oak Park's existing infrastructure is instrumental to ensuring that residents live in a safe, clean, and decent environment.	2,569 persons	2,569 persons	Will meet goal. (Projects are still open at this time, however.)
3	<b>Goal Name</b>	<b>Homelessness Assistance</b>	<b>Goal</b>	<b>Actual</b>	<b>Notes</b>
	<b>Goal Description</b>	Oak Park aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, prevention, rapid re-housing, emergency shelter and HMIS.	9,270 persons broken down as: Emer. Shelter: 500 HMIS: 8,250 Hmls Prev: 130 Re-housing (RRH): 40 Street Outreach: 350	10,337 persons broken down as: Emer. Shelter: 535 HMIS: 9,369 Hmls Prev: 122 Re-housing: 60 Street Outreach: 251	Exceeded overall goal. Short for Homelessness Prevention & Street Outreach
4	<b>Goal Name</b>	<b>Affordable Housing</b>	<b>Goal</b>	<b>Actual</b>	<b>Notes</b>
	<b>Goal Description</b>	The Village of Oak Park aims to maintain, and improve affordable housing, both renter- and owner-occupied. The advanced age of Oak Park's housing supply necessitates the need for rehabbing of existing housing.	30 units; 16 rental units (SRP & OPHA*) and 14 homeowner units, 7 SFR and 7 Lead.	21 units; 14 rental units (SRP & OPHA) and 7 homeowner units, 4 SFR and 3 Lead. Several more are making progress at this time.	Did not meet goals, but likely more to be completed in 2019.
5	<b>Goal Name</b>	<b>Public Facilities</b>	<b>Goal</b>	<b>Actual</b>	<b>Notes</b>
	<b>Goal Description</b>	Maintaining and improving the quality of Oak Park's exiting public facilities is instrumental to ensuring that residents have access to safe and accessible facilities.	15 persons	14 persons	Slightly short of goal as a UCP-Seguin client passed away early in the program year.
6	<b>Goal Name</b>	<b>Code Enforcement</b>	<b>Goal</b>	<b>Actual</b>	<b>Notes</b>
	<b>Goal Description</b>	Code enforcement is an important tool to maintaining safe and sanitary housing; additionally, inspections will monitor vacant or abandoned properties & identify blighted properties for demolition.	1 unit rehabbed	2 units rehabbed	Exceeded goal.

\*SRP & OPHA: Housing units through the Village of Oak Park Small Rental Rehab Program (10) and at the Oak Park Housing Authority Sojourner House (6), an Interim Housing Program on Austin Boulevard.

See also the Self Evaluation section under Monitoring.

## **2. Affordable Housing Summary**

### *Single Family Housing Rehab (SFR) Program/Lead Hazard Reduction*

There were four SFR activities completed in PY 2018. Three of the SFR activities started in PY 2017 and were completed in PY 2018. One other activity started in PY 2018 and was completed in the third quarter of PY 2018. Two of the SFR activities in PY 2017 and one from PY 2018 received lead hazard reduction treatments as a separate activity prior to their home improvements. One of the three activities started in PY 2017 and completed in PY 2018 was fully covered through a Cook County lead abatement grant to assist low income families who are at risk of elevated blood levels. Five other activities approved in the fourth quarter of PY 2018 will soon begin the construction stage and are projected to be completed in PY 2019.

Of the four SFR activities completed in PY 2018, three of the households assisted were moderate income households, and one was a very low income household. Three were female heads of household, and two of the four were senior households. Similarly, of the three Lead activities in PY 2018, three of the households assisted were moderate income. Two were senior and female heads of household.

Funds spent/loaned - \$77,781 in Revolving Loan Funds

Grant Funds spent - \$33,300 for lead based paint hazard reduction

### *Small Rental Rehab Program (SRP)*

Of the eight completed SRP units (two activities) in PY 2018, one of the households assisted was a very low income household, two were low income households, two were moderate households, and one household was non low and moderate income. Affordability will be maintained for two years.

Grant funds spent: \$39,941 CDBG; \$13,139 Owner funds

## **3. Affirmatively Furthering Fair Housing:**

In 2010, the Village completed an Analysis of Impediments to Fair Housing Choice (AI) study for Oak Park. Oak Park is a leader in fair housing and diversity as evidenced by historic programs that were enacted in the 1970s to promote racial and economic integration.

Oak Park organized and implemented an Action Plan to best address the concerns listed in the AI. These actions have been carried out through an in-house staff Fair Housing Action Plan Initiative Problem Statement, which identified potential problems, action items, staff involved in the steps to resolution, and timelines for carrying out the action items. In PY 2018, the Village participated in an Assessment of Fair Housing, which includes Cook County, Cook County HOME Consortium members such as Oak Park, Public Housing Agencies and other agencies. This effort is being led by Enterprise Community Partners. The effort is thorough and ongoing.

Oak Park continues historical actions to encourage fair housing. One specific component of Oak Park's fair housing and diversity efforts involves investigation, which is the monitoring and enforcement mechanism for the provision of the Fair

Housing Ordinance and diversity policy of the Village. The Oak Park Community Relations Department conducts thorough investigations into charges of racial discrimination brought by persons seeking housing in Oak Park. Conciliation meetings are conducted when necessary and records are maintained of all case files. If complaints are received, rental market housing tests are initiated by the Village to ascertain that the Fair Housing Ordinance is being followed.

Several years ago, the Village created the Fair Housing Task Force, comprised of community members and leaders. The task force focused on improvement in three key areas: enforcement of existing laws and ordinances, community education, and oversight for housing-related agencies in Oak Park.

*Oak Park Regional Housing Center Fair Housing Outreach (Public Services) and Administration CDBG Activities*

The Village is making a solid effort to encourage compliance with Fair Housing laws by funding the Oak Park Regional Housing Center (Housing Center) at a high level each year. In PY 2018, this agency spent \$167,690 in CDBG funds, and even more funding from Village sources besides CDBG. The Housing Center received CDBG Administration and Public Services funds to partner as the Village's Fair Housing Program provider. These two activities promoted long-term racial diversity in Oak Park's rental housing market through counseling, outreach, and affirmative marketing. During PY 2018, the Housing Center assisted 2,266 persons.

The Oak Park Regional Housing Center was established in 1972 for the purpose of promoting Oak Park as a community that welcomes integration and to act as a placement agent for renter households seeking non-traditional moves. Since its founding, it has encouraged home seekers to make pro-integrative moves, to eliminate discrimination, and to promote open housing opportunities in previously segregated communities in the region.

*Oak Park Residence Corporation*

The Oak Park Residence Corporation was founded in 1966 in cooperation with the Oak Park Housing Authority, the Village of Oak Park, and the State Housing Board. The 1973 Village of Oak Park Housing Task Force recommended that the Oak Park Residence Corporation change its focus to buying and rehabilitating multi-family buildings. In 1975, the Oak Park Residence Corporation began purchasing multi-family buildings.

The Oak Park Residence Corporation continued to collaborate with the Village and the Housing Center to promote fair housing initiatives in Oak Park, and its management practices are in keeping with the Village's policy of upgrading housing stock and promoting racial diversity. By investing in the purchase, rehabilitation and management of large rental buildings, the Oak Park Residence Corporation has helped preserve the quality of housing in the Village.

**4. Other actions in Consolidated Plan Strategic Plan/Action Plan taken to address obstacles to meeting underserved needs.**

The primary obstacle in the past to meeting the needs of underserved persons was the lack of a focused effort to identify and support the greatest needs in Oak Park. This was addressed through the Village's Consolidated Plan development process,



which occurs every five years, the most recent being in 2014 for the 2015-2019 Consolidated Plan (and PY 2015 Action Plan). The Consolidated Plan was the primary vehicle to serve low and moderate income persons in the Village of Oak Park. The Consolidated Plan provided a strategy (Strategic Plan section) to determine the priority needs in the Village, to distribute federal funding to the areas of most need, and to affect the persons with the most need in the community. The 2018 program year was the fourth year of the 2015-2019 Consolidated Plan. For PY 2018 these chosen Priorities provided direction for the distribution of Federal funds to best meet the needs of the underserved in the community. The Priorities reflect the perceived needs in Oak Park, as determined through the participatory process, data and studies, survey results, and expertise of the participating agents.

Another obstacle in meeting the needs of underserved persons is the lack of funding for services provided to lower income persons, which was addressed by the Village's choice to distribute a relatively large amount of its CDBG allocation to local non-profit subrecipients. In the 2018 Program Year, an allocation of \$252,900 from the CDBG Program funded 14 public service activities administered by various not-for-profit service providers and one Village department. (In addition, the Village allocated \$112,000 in CDBG Administration funds to the Oak Park Regional Housing Center). These projects ended up supporting the growth and well-being of young parents; assisting at-risk families; helping persons with physical, mental and developmental disabilities and their caregivers; assisting survivors of domestic violence; feeding the hungry and improving the nutrition of low-income persons; increasing housing counseling and fair housing services; expanding homeless assistance; improving job readiness; providing case management to persons living in low income housing; assisting those with addictions; and providing dental care for low income youth.

In addition, an allocation of \$40,000 from the CDBG Program funded two facility improvement activities; one administered by non-profit subrecipient UCP-Seguin to improve three group homes and assist seven persons, and the other administered by non-profit subrecipient Oak Leyden to improve one group home and assist seven persons.

In PY 2018, there were Single-Family Rehabilitation, Lead Hazard Reduction, and Small Rental Rehab Program housing activities that were funded through CDBG, improving a total of 15 units so far. All of these activities improved Oak Park housing stock inhabited by low and moderate income persons and met the needs of underserved persons, most of them being seniors. Moreover, the Village funded the Oak Park Housing Authority to rehab a total of six units; five are small units and one is a coach house that is intended for families. For this project, called Sojourner House, Housing Forward offered interim (or bridge) housing to persons experiencing homelessness.

One hundred percent of the Village's CDBG award was focused on support to low and moderate income persons. As funding to the CDBG program has been reduced by Congress over the years, the Village and the non-profits faced the largest obstacle to meeting underserved needs, which is the reduction of federal financial support.

Finally, to facilitate better community awareness about what programs and services are available to underserved persons within the community, the Village posted important information on the Federal Grants page of its website, and advertised the

availability of the PY 2018 grant applications in a local newspaper, as well as sending this information to all persons on the federal grants mailing list.

## **5. Leveraging Resources**

Subrecipients leverage grant funds with a number of other local, state, federal and private resources. Each CDBG and ESG subrecipient reports the amount of other funding leveraged for the activity undertaken. Adequately doing so is a proposal component favored by Community Development Citizens Advisory Committee members who review grants applications each year and recommend CDBG and ESG funding levels to the Village Board. Moreover, Oak Park requires proportional matching funds to cover services provided to other communities' beneficiaries when subrecipients provide regional services. Finally, ESG activity subrecipients provided a dollar for dollar match.

## **Managing the Process**

*Actions taken during the last year to ensure compliance with program and planning requirements*

Ensuring compliance with program and planning requirements is an ongoing activity for the Village of Oak Park. The Village made every attempt to follow HUD rules and regulations while administering both the CDBG and ESG Programs. There were no HUD monitoring findings or concerns on the Village with regard to Program Year 2018 CDBG or ESG activities.

The Village continued its subrecipient monitoring efforts in PY 2018 by checking CDBG and ESG subrecipients for compliance with HUD rules, regulations and timeliness of expenditures requirements. Following HUD guidance, the Village used a risk analysis approach to on-site monitoring.

During PY 2018, compliance also was checked through submittals of requested documentation and required reports. Each subrecipient submitted quarterly reports describing activities of the previous quarter, as well as a final report (if the project was completed at the program year's end), which summarized all of the accomplishments and progress for that year. The reports were required in order to draw funds down.

The monitoring standards and procedures used by the Village of Oak Park followed the standards and procedures as set forth in HUD monitoring handbooks, guidelines, and technical assistance publications.

## **Citizen Participation**

*The PY 2018 Action Plan and the Draft PY 2018 CAPER*

The development of the Village of Oak Park draft PY 2018 Action Plan began on January 17, 2018 when a Notice of Federal Funding Availability, and of an application/grants programs workshop, was published in the *Wednesday Journal* newspaper. In addition, all agency representatives on the Development Customer Services Department grants mailing list were sent a notice. After soliciting applications, the Community Development Citizens Advisory Committee (CDCAC)



held a series of hearings and conducted an in-depth review of each application. This process began on February 21, 2018, when a Notice of these meetings was published in the *Wednesday Journal* newspaper. Seven public CDCAC meetings were held in March and April, 2018.

The Village of Oak Park CDCAC reviewed proposals, heard applicant presentations and made funding recommendations to the Mayor and Board of Trustees for a portion of the Village's PY 2018 CDBG entitlement allocation and for most of the ESG funds. All of these recommendations were accepted and were included in the Action Plan.

On June 4, 2018, the Village Board released the draft PY 2018 Annual Action Plan for a 30-day public comment period that began June 7, 2018. The Notice of Document Availability for the draft PY 2018 Action Plan was published in the *Wednesday Journal* on June 6, 2018 and was advertised on the Village website, with the 30-day comment period running from June 7, 2018 to 5 p.m. on July 6, 2018. The draft PY 2018 Action Plan was available at the following locations:

- Both Oak Park Public Library branches;
- Village of Oak Park, CDBG Programs Office, 123 Madison Street, Oak Park; and
- The Village's Website.

No comments from the public were received during this period. The Village of Oak Park Board of Trustees approved the final PY 2018 Action Plan on July 23, 2018.

There was one Amendment to the PY 2018 Action Plan. Notice was given of a proposed Substantial Amendment to the Village of Oak Park Program Year 2018 Action Plan in the *Wednesday Journal* on August 14, 2019. Emergency Solutions Grant (ESG) subrecipient Housing Forward proposed to move a total of \$12,000 to their ESG Emergency Shelter activity (#S18-2) as follows. \$8,000 will be taken from their ESG Rapid Rehousing activity (#S18-4) and \$4,000 will be taken from their ESG Homeless Prevention activity (#S18-3) to bring the total of their ESG Emergency Shelter activity to \$40,614. The reason for the request was that Housing Forward client needs changed during the program year. The public comment period on the proposed PY 2018 Action Plan Substantial Amendment was August 15 to September 13, 2019. No comments were received.

To obtain citizen comments on the draft PY 2018 CAPER, the Village published a legal notice in the November 20, 2019 issue of the *Wednesday Journal* stating that the Village was making this document available for public review and comment. The draft CAPER is now being made available to the public for comments for fifteen days, from November 21, 2019 through December 5, 2019.

## **Furthering Consolidated Plan Objectives**

The amount of PY 2018 Federal funds available was \$1,686,004 in CDBG funds and \$137,063 in ESG funds, all used to further Consolidated Plan objectives.

## Geographic Distribution and Location of Expenditures

### *Geographic Distribution*

Priority CDBG funding areas, in the Village of Oak Park, include spaces where the percentage of low- and moderate-income (LMI) persons is 36.29% or higher. While the general rule is that an area benefit activity must serve an area where the concentration of LMI persons is at least 51% of the total population within the geographical boundary, Section 570.208(a)(ii) of the HUD regulations allows the "exception criteria," also referred to as the "upper quartile."

A grantee qualifies for this exception when less than one quarter of the populated block groups, in its jurisdiction, contain 51 percent or more LMI persons. HUD assesses the grantee's census block groups to determine whether a grantee qualifies to use this exception and identifies the alternative percentage the grantee may use, instead of 51 percent, for the purpose of qualifying activities under the LMI Area Benefit category. HUD uses the following steps in computing the upper quartile for a given community:

- Identifies the total number of block groups in the grantee's jurisdiction;
- Subtracts the block groups with zero persons to determine the net number of block groups in the jurisdiction;
- Arranges the remaining block groups in descending order, based on LMI residents in the block group;
- Computes the last block group in the upper quartile by multiplying the net number of block groups by 25 percent; and
- Applies the "exception criteria" if the percentage of LMI persons in the last census block group in the top quartile is less than 51 percent.

HUD determines the lowest proportion a grantee may use to qualify an area for this purpose and advises the grantee accordingly. **Oak Park, as an exception jurisdiction, has been allowed 36.29%.**

The following narrative describes the characteristics of Village areas.

### **Low and Moderate Income Areas**

The following table (Table B) presents information regarding low and moderate income (LMI) persons in Oak Park. LMI persons, as determined by HUD, have incomes at or below 80% of the median family income (MFI). HUD estimates determined that there were 13,580 LMI persons in Oak Park, equivalent to 26.34% of the population for whom this rate is determined.

HUD defines an LMI census block group, in the Village of Oak Park, as one in which 36.29% or more of the population have incomes of 80% or less of MFI. According to these criteria, 14 of the Village's 53 census block groups qualify as LMI areas, as shown in the table on the following page.

**Table B: LMI Census Block Groups**

Census Tract	Block Group	Number of LMI Persons	Universe of LMI Block Group	Percent of LMI Persons
8121	1	385	1000	38.50
8123.01	2	655	1805	36.29
8125	1	550	1145	48.03
8125	2	375	720	52.08
8125	3	380	785	48.41
8126	2	450	865	52.02
8126	3	470	1035	45.41
8128.01	1	1005	1935	51.94
8128.01	2	405	985	41.12
8128.02	3	520	1160	44.83
8130	1	300	680	44.12
8131	1	495	1000	49.50
8131	4	370	805	45.96
8132	4	330	845	39.05

Source: HUD

Two PY 2018 UCP-Seguin Facility Improvement CDBG activity locations were completed in LMI areas. One group home that was improved is in census tract 8126, block group 2, and another group home that was improved is in census tract 8131, block group 4.

One PY 2018 Village Public Works Alley Improvement CDBG activity was located in a LMI area. One alley that was improved is located in census tract 8131, block group 1.

#### *Concentrations of Minority Persons*

The Village of Oak Park defines areas of racial or ethnic concentration as geographical areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than in the Village overall.

In Oak Park, African-American residents comprised 19.8% of the population. Therefore, an area of racial concentration includes census tracts where the percentage of African-American residents is 29.8% or higher. According to the latest American Community Survey five-year estimates, there are two census tracts that met the criteria for areas of racial concentration. These areas are:

- Census tract 8121 immediately to the north of census tract 8125 along the boundary of Chicago – 34.5%; and
- Census tract 8125 along the eastern boundary of Chicago in the central area of the Village – 31.6%.

There were no other areas of racial or ethnic concentration in the Village as of the latest federal data.

*Racial Concentration Areas that are also LMI Areas*

Of the nine census tracts which contained block groups identified as LMI areas, two tracts were also noted to be areas of racial concentration. With the inclusion of the specific block groups, these areas were census tract 8121, block group 1; and census tract 8125, block groups 1, 2 and 3.

One PY 2018 UCP-Seguin Facility Improvement CDBG activity location was completed in an area of racial concentration that also is a LMI area. One group home that was improved is in census tract 8125, block group 1.

One PY 2018 Village Public Works Alley Improvement CDBG activity was located in an area of racial concentration that is also a LMI area. One alley that was improved is located in census tract 8121, block group 1.

## **Institutional Structure**

*Actions taken during the last year to overcome gaps in institutional structures and enhance coordination*

There exist some gaps in the Oak Park institutional structure. However, the coordination of local partnerships and networks has enabled the Village of Oak Park to overcome such gaps. Village staff works throughout the year to increase institutional structure, both within the Village and with Village partner agencies. Staff also attends relevant training and conferences, where available, on all aspects of grant and project management.

The Village government landscape is shared with Oak Park Township, the local Elementary (District 97) and High School (District 200) Districts, the Park District of Oak Park, the Oak Park Library District and the Oak Park Housing Authority. These governmental units met to coordinate their plans and programs.

While the Village delivered many services itself, the Village also contracted with the non-profit sector to deliver services.

The Village participated in Alliance to End Homelessness in Suburban Cook County (Continuum of Care lead agency) meetings and events throughout the program year. The Village also collaborated with neighboring municipalities in several efforts, and worked with a group of area funders in order to better coordinate services to non-profits and to increase the impact of west Cook County grants funding efforts.

The Village participated in (and helped fund an initial homelessness assistance plan for) the Oak Park Homelessness Coalition, a local body with the purpose of helping persons experiencing, or at risk of, homelessness. Participants included persons from local non-profits, Oak Park Township, Oak Park Housing Authority, Oak Park Residence Corporation, Oak Park Public Library, the Park District of Oak Park and the local school districts.

Many of the Village's largest contract service providers, or "community partners," received funding from a variety of sources. For example, the Oak Park Regional

Housing Center received federal CDBG grant funds, local Village funds, and support from members, residents and other agencies.

The Village has also identified new and innovative ways to increase the affordable housing stock by becoming a member of the Cook County HOME Consortium.

Strong links were maintained with the private sector through the Village's participation with local groups and individual business districts. To address the need for a more vibrant economy, in PY 2018 the Village continued to make economic development a big priority by continuing to market a Section 108 Program in the amount of \$3 million, releasing an application for businesses, working with the banking sector and the Oak Park Economic Development Corporation to recruit applicants, and working with businesses that had an interest in applying for loans. Two applications came in but both were unsuccessful. Best practices in underwriting were used to evaluate the loan proposals.

Finally, as part of the PY 2018 budget process, the Village Board (the governing body) received input from the Community Development Citizens Advisory Committee (CDCAC) as to the allocation of CDBG and ESG Funds. The yearly Village Budget process was used by elected officials and staff to coordinate and allocate funding for community programs and services.

The Village of Oak Park believes that the network of agencies, organizations, programs, resources and activities operating within the Village have shown the existence of comprehensive efforts to meet the needs of Oak Park residents. Due to the efforts of the existing providers within the Village, there appear to be few gaps in service delivery toward the realization of the priorities, goals, and objectives outlined in the Consolidated Plan and, particularly, in the PY 2018 Action Plan.

## **Monitoring**

### *Method and Frequency of Oak Park's Monitoring Efforts*

The Village continued its Subrecipient monitoring efforts in PY 2018 by checking all CDBG and ESG Subrecipients for compliance with HUD rules, regulations and timeliness of expenditures requirements. Compliance was checked through submittals of requested documentation and required reports. Each Subrecipient submitted quarterly reports describing activities of the previous quarter, as well as a final annual report (if the project was completed at program year's end), which summarized all the accomplishments and progress for that year. The reports were required in order to draw funds down. Following HUD guidance, the Village used a risk analysis approach to monitoring.

### *Self-Evaluation*

The PY 2018 CDBG and ESG activities supported through HUD funding consistently met or exceeded annual goals, except for the following listed in Table C:

**Table C: Oak Park CDBG and ESG Subrecipient Activities Short of Overall Goals**

<b>PY 2018 Subrecipients</b>	<b>Accomplishment - Goal</b>	<b>Accomplishment - Actual</b>
<b>CDBG PUBLIC SERVICES</b>	<b>Persons to be Served</b>	<b>Persons Served</b>
Community Support Services	436	391
Hephzibah	310	291
Housing Forward – Employment Readiness	125	63
Oak Park Regional Housing Center	5,000	2,266
<b>CDBG FACILITY IMPROVEMENTS</b>	<b>Persons to be Served</b>	<b>Persons Served</b>
UCP-Seguin	8	7
<b>ESG</b>	<b>Persons to be Served</b>	<b>Persons Served</b>
Housing Forward Homelessness Prevention	130	26
Housing Forward Street Outreach	350	227

Certain circumstances such as staff turnover and rare, challenging conditions led to proposed goals not being reached. In some cases, the stated goal was too optimistic and the subrecipient learned from this and will adjust future accomplishment numbers to be more realistic. For UCP Seguin, one group home resident passed away early in the program year and was not subsequently counted. There is no doubt that reaching goals every program year is not easy, though the Village emphasizes the importance of doing so to each and every subrecipient and Village department or division. However, in one case, with Community Support Services, when the overall beneficiary goal was not met, the “Oak Park Person” goal was met.

Overall, the Village of Oak Park continues to move reliably toward meeting the community's vision by providing almost all the services that were identified as crucial, with the goal of meeting the greatest needs listed in the Village's plans. The ability of Oak Park to provide decent housing, a suitable living environment and economic opportunity to Oak Parkers is illustrated in detail in this Draft CAPER.

Indicators of accomplishments include annual progress reports such as those from the Oak Park-River Forest Food Pantry (now with a new name: Beyond Hunger), an organization that provides assistance to low income persons in need of food. The reports illustrate positive outcomes in accordance with the goal of the services, with the following PY 2018 CDBG final report indicators pointing to admirable success:

“In PY 2018 we served 12,661 unique individuals, including 1,622 Oak Parkers. The amount of food each individual received hit our target goal of six days’ worth of meals for each person, 93% of which was nutrient-dense or protein-rich. Households representing 534 individuals were assisted with SNAP applications, 111 from Oak Park. An additional 1,307 people were connected to other benefits (state ID’s, Benefits access, Medicaid, etc.) 233 of whom were Oak Parkers. 11,376 individuals were actively engaged in Nutrition Education sessions with 1,421 seeking individualized assistance. 1,059 people received blood pressure screening, nearly 30% above expectations. Screenings showed over 60% of those screened had elevated blood pressure levels. This is one reason we focused so heavily on nutrition in the food pantry and offered specific cooking classes on Heart Health and on



Managing Blood Sugar Levels. We served 145 unique individuals with the Home Delivery Program, 112 of whom were Oak Park residents."

Such reports show that the programs are working to alleviate the difficulties that clients face in their particular life situations, through the support of CDBG funding.

Oak Park may have had a few barriers to success, including the cost of living in Oak Park, the limited amount of affordable rental units, and the reduction of State and donated funding for the non-profit service organizations. But overall the Village and its subrecipients came close to fulfilling its projected goals, with several PY 2018 subrecipients even surpassing their stated goals.

## **Lead-based Paint**

### **Actions Taken to Evaluate and Reduce Lead-based Paint Hazards**

Lead based paint is an extremely serious hazard that can negatively affect the central nervous system in children less than six years of age. In addition to children getting lead-poisoned by eating paint chips, persons of any age can get lead poisoning from ingesting or inhaling lead dust created when paint is deteriorating, or when it is removed or disturbed.

Lead is a highly toxic substance that was banned for use in paint in 1978. Not only does the existence of lead based paint create public health risks, it also increases the cost of rehabilitating older homes.

The housing stock in Oak Park consists primarily of homes built before 1978. Approximately 95 percent of the existing 23,723 housing units were constructed in eras when using lead based paint was the norm. This suggests that most of the homes and apartment buildings that have not been recently renovated, or have not been built in the last 36 years, contain some lead-based paint.

Since the new lead based paint regulations were implemented by HUD, the Village has stepped up its lead awareness, prevention and abatement efforts. During PY 2018, the Village continued to reduce lead based paint hazards in Oak Park homes and assist those exposed to the hazard. The following are activities that the Village conducted to evaluate and reduce lead paint hazards.

#### *VOP Housing CDBG Programs*

There were four Single Family Housing Rehab (SFR) Program activities completed in PY 2018. Three of the SFR activities in PY 2018 received lead hazard reduction treatments as a separate activity prior to their home improvements. One of the four activities completed in PY 2018 was fully covered through a Cook County lead abatement grant to assist low income families who are at risk of elevated blood levels.

Of the three Lead activities in PY 2018, three of the households assisted were moderate income. Two were female head of households and two of the three households were senior households.

*VOP Public Health Department*

The Illinois Department of Public Health has identified all three of Oak Park's ZIP codes as high-risk ZIP codes for pediatric blood lead poisoning. High-risk ZIP codes are based on housing data and family economic status obtained from the latest census. Given the prevalence of an older housing stock in Oak Park and the corresponding probability that many of the Village's children are exposed to lead, the Village has committed to strong efforts in lead education, prevention and abatement. As a result, Oak Park children with elevated blood levels receive local professional case management services through the Oak Park Public Health Department. The following activities constitute the Village's strategy to minimize exposure to reduce the underlying effects from lead-based paint.

The Village has an agreement with the Illinois Department of Public Health to provide childhood lead case management services for all children that live within the boundaries of the Village. The Oak Park Department of Public Health is considered the State's "delegate agency" for childhood lead. The Health Department participates in public awareness and education campaigns, provides nursing lead case management, and will conduct environmental investigations when required under the Illinois Lead Poisoning Prevention Act and the Illinois Lead Poisoning Prevention Code.

Because of the age of the Village's housing stock, all of Oak Park's ZIP codes are defined as high risk for pediatric blood lead poisoning. As a result, every physician licensed to practice medicine is required to provide annual testing of children from six months of age through six years of age. In addition, child care facilities must require that all parents or guardians of a child six months through six years of age provide a statement from a physician or health care provider as proof that a blood test occurred prior to admission. Physicians are required to submit lead sampling results to the Illinois Department of Public Health, where the sampling data is then entered into a data surveillance system called *HLPPS*. The Nursing Division of the Oak Park Department of Public Health is responsible for reviewing incoming blood lead sample test results using the *HLPPS* data management system. Nursing staff review incoming lead results to determine whether nursing case management is required and/or whether a childhood lead case should be referred to the Oak Park Department of Public Health Environmental Health Division for an environmental investigation of the child's dwelling.

Nursing Case Management – Case management of children begins at 5 µg/dl on all children younger than 84 months of age. Children with a lead level at or above 5 µg/dl are at risk of decreased IQ, behavior problems, poor grades in school and growth delays. The case manager is responsible for contacting the parent and providing case management, including:

- Interviewing the parent or guardian regarding the child's behavior, habits and general health;
- Emphasizing the importance of follow-up lead screening to make sure levels do not increase;
- Providing the parent with educational brochures from the "Get the Lead Out" series and referring the parent to the Illinois Department of Public Health and Centers of Disease Control Childhood Lead webpages;
- Referring all cases for a developmental screening;
- Routine case follow-up until the child's lead levels reach a safe level; and

- Referring the case to the Health Department's Environmental Health Division for environmental investigation/assessment.

Environmental Investigation/Assessment – An environmental investigation is conducted when a child under the age of six (6) years has a confirmatory venous lead test of 5 µg/dl or above. Environmental investigations are conducted by one or more of the Oak Park Public Health Department's Licensed Lead Assessors. Dwelling investigations are conducted in accordance with the Illinois Lead Poisoning Prevention Code and the Lead Poisoning Prevention Act. Each investigation includes a visual assessment, a dwelling diagram, an interview of the parent and, if applicable, collecting dust, water and/or wipe samples to determine if any lead hazards exist. The results of the investigation are shared with the parent and the property owner. If lead hazards are found, the property owner is required to submit a plan to mitigate and/or abate all lead hazards. Case follow-up is conducted to determine compliance with State laws. Cases are closed if the lead hazards are mitigated or abated. If lead hazards are not mitigated or abated within specific time frames, the case is referred to the Illinois Attorney General and/or the Cook County State's Attorney for prosecution.

## HOUSING

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### Housing Needs

*Actions taken during the last year to foster and maintain affordable housing*

The Village took the following affordable housing actions during PY 2018:

- There were four Single-Family Rehabilitation Program activities completed in PY 2018. Three of the four activities started in PY 2017 and were completed in PY 2018. One of the four activities started in PY 2018 and was completed during the third quarter of PY 2018. There are five more activities that are ongoing and will be completed during or after the first quarter of the 2019 program year. Three of the four Single-Family Rehabilitation Program activities performed interim controls for lead based paint hazards in PY 2018. One of the four activities in 2018 completed was fully covered through a Cook County lead abatement grant to assist low income families who are at risk of elevated blood levels.
- PY 2018 was the eight year of operation of the Village's Small Rental Property Rehabilitation (SRP) program, a CDBG-funded rehab loan program for income-eligible buildings under eight units. Two small rental properties were rehabilitated in PY 2018. In all, improvements to eight units were completed.
- Recognizing that property taxes can increase the cost of housing and affect the Village's ability to provide affordable housing, the Village continued to promote new residential and commercial development to ease the reliance on property taxes. There are several new developments newly built or under construction in Oak Park at this time. In PY 2018, construction continued on several large new residential and commercial buildings close to public transportation.

- The Village also encouraged developers to include affordable housing units in new housing developments within the Village.

Also, during PY 2018, the West Cook Homeownership Program served 70 Oak Park persons, as such:

SERVICE	NUMBER OF CLIENTS SERVED
Reverse Mortgage	8
Pre-Purchase Education & Counseling	50
Credit/Debt Education & Counseling	8
Helped Clients purchase a home	4
<b>TOTAL OAK PARK CLIENTS SERVED</b>	<b>70</b>

## Specific Housing Objectives

### 1. Evaluation of progress in providing affordable housing.

The Village provided its housing rehabilitation services to the maximum number of applicants that met the criteria and that applied for funding. Throughout the process some applicants exceeded the income limits, or dropped out for a number of reasons. The assistance programs are consistently advertised and proactively marketed. The program goals were not met but productivity was good.

- Of the four Single Family Housing Rehabilitation activities in PY 2018, three of the households assisted were moderate income households, and one was a very low income household. Three were female heads of household and two were senior households.
- Of the three Lead activities in PY 2018, all three of the households assisted were moderate income. Two were female head of households, and two were senior households.
- Of the eight completed Small Rental Property Rehabilitation units (two activities) in PY 2018, one of the households assisted was a very low income household, two were low income households, two were moderate households, and one household was non low and moderate income. Affordability will be maintained for two years.

### 2. Efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

#### *CDBG and ESG Activities*

In order to serve persons who lack housing, Village subrecipient Housing Forward's Emergency Shelter CDBG activity provided basic shelter to 535 homeless persons in PY 2018. This activity also provided food, case management, mental health services and referral services to homeless persons. Some clients were able to later get in permanent supportive housing. The Village also funded the Housing Forward Employment Readiness CDBG activity, which gave homeless and formerly-homeless persons the skills that can help them land a job. A total of 33 persons (14 Oak

persons) became employed due to this project, with a grand total of 63 persons being assisted. Combined, the two CDBG activities assisted 598 persons in PY 2018.

The Street Outreach category of ESG funding is designed to outreach non-service seeking individuals and families who are residing in a place not meant for human habitation (e.g., parks, cars) in the Oak Park area. The goal of Street Outreach is to help link these individuals to basic needs and case management services, with the ultimate goal of securing permanent housing. Housing Forward's PY 2018 ESG Street Outreach activity served 251 individuals. With their Emergency Shelter ESG activity, Housing Forward served 535 individuals; with their Homelessness Prevention ESG activity, Housing Forward served 122 unduplicated individuals; and with their Rapid Re-housing ESG activity, which has been extended to the end of January 2020, the agency served 60 persons so far. All four of these Housing Forward ESG activities came with case management services designed to help homeless persons make the transition to permanent housing and independent living.

In order to meet the needs of persons with disabilities and improve accessibility and energy efficiency, United Cerebral Palsy-Seguin of Greater Chicago (UCP-Seguin) spent \$22,000 in CDBG funds to serve seven adults with developmental disabilities at three Oak Park Community Integrated Living Arrangement (CILA) group homes, which were improved. Another CDBG facility improvement activity was administered by non-profit subrecipient Oak Leyden to improve one group home and assist seven persons with developmental disabilities.

In PY 2018, Sarah's Inn used CDBG funds to help employ a domestic violence advocate and counselor to ensure that information, referrals, support and crisis intervention was immediately available to victims of domestic violence and – if applicable – their children. A total of 5,151 clients were served in PY 2018 (646 Oak Park persons), and many of these clients were in emergency situations and in need of housing.

### *Housing Rehabilitation*

On the less serious side of worst-case housing needs was the badly-needed rehabilitation of housing units for individuals and families. For this section, aforementioned information will be repeated.

Of the four Single Family Housing Rehabilitation activities in PY 2018, three of the households assisted were moderate income households, and one was a very low income household. Three were female heads of household and two were senior households.

Of the three Lead activities in PY 2018, all three of the households assisted were moderate income. Two were female head of households, and two were senior households.

Of the eight completed Small Rental Property Rehabilitation units (two activities) in PY 2018, one of the households assisted was a very low income household, two were low income households, two were moderate households, and one household was non low and moderate income. Affordability will be maintained for two years.

## Public Housing Strategy

### *Actions taken during the last program year to improve public housing and resident initiatives*

The Oak Park Housing Authority (OPHA) is an Illinois municipal corporation established in 1946 to provide very-low income households and families of all ages, races and backgrounds with affordable, safe, and sanitary housing while complying with HUD Federal Regulations and working within the Village of Oak Park's housing values, policies and standards.

OPHA is governed by a seven-member board of commissioners appointed by the Village President. The commissioners all must be residents of Oak Park. The commissioners have sole authority over policy and finances and operate the Authority within the legal framework created by Congress and the governing regulations formulated by the U.S. Department of Housing and Urban Development.

OPHA has been categorized by HUD as a high-performer and is not designated as "troubled." An executive director and staff manage the operations of OPHA, which shares some management and financial staff with the non-for-profit Oak Park Residence Corporation (the Residence Corporation manages the 74-unit Oaks Building and the 21-unit Ryan Farrelly Apartments). Under 24 CFR 903, OPHA is considered a small public housing agency due to the fact that it owns less than 250 public housing units.

During PY 2018, OPHA continued the ongoing operation and maintenance of the 198-unit Mills Park Tower and the ongoing administration of the Federal Housing Choice Voucher (HCV) Program. The Federally-funded HCV program provided rent subsidies that enabled income-qualified participants to lease privately-owned rental housing. OPHA managed the 198 one-bedroom units in Mills Park Tower, a residence building comprised of 188 elderly persons and 10 persons with disabilities. The units are in good condition, and OPHA does not expect any units to be lost from the inventory. The results from the Section 504 Needs Assessment of Mills Park Tower determined that the building is accessible.

Mills Park Tower's remodeled ground floor contains laundry facilities, a community room and a library. Recently, OPHA added a protective awning to the rear entrance to protect the seniors from the poor weather conditions when entering and exiting the building. OPHA also modernized 21 unit bathrooms with new showers, sinks, medicine cabinets, mirrors, water-saving toilets, grab bars, and lighting fixtures. Even more recently, OPHA was able to complete two additional accessible units to meet HUD's Uniform Federal Accessibility Standards.

OPHA also conducted several actions for resident involvement in the management of public housing. OPHA received direction from two Resident Advisory Boards – one for Mills Park Tower and one for the HCV Program. OPHA provided regular commitments with the elected council of Mills Park Tower. Building management solicited advice from this group for future facility improvements, coordination of OPHA subsidized entertainment, and policies concerning tenant-managed entertainment and other operational aspects of the facility. OPHA budgeted funds in support of these key tenant initiatives.



## **Barriers to Affordable Housing**

*Actions taken during PY 2018 to eliminate barriers to affordable housing*

Oak Park's comparatively higher real estate costs and property taxes continue to create economic barriers to low and moderate income persons coming into Oak Park, especially for single households and persons with special needs. In PY 2018, the Village provided funding to CDBG and ESG subrecipients that eliminated barriers to affordable housing.

As noted above, the Village also carried out three CDBG-funded rehab programs that eliminated barriers to affordable housing. Moreover, the Village has laid down the groundwork for new and innovative ways to increase the affordable housing stock by being a member of the Cook County HOME Consortium.

*See also the Housing section above and the Anti-Poverty section below.*

## **HOMELESS**

### **Homeless Needs**

*Overall actions taken to address the needs of homeless persons*

The Village funded the Housing Forward Emergency Shelter CDBG activity, which provided basic shelter to 535 homeless persons in PY 2018. This activity also provided food, case management, mental health services and referral services to homeless persons. The Village also funded the Housing Forward Employment Readiness CDBG activity, which gave homeless and formerly-homeless persons the skills that can help them land a job. A total of 33 persons (14 Oak persons) became employed due to this project, with a grand total of 63 persons being assisted. Combined, the two CDBG activities assisted 598 persons in PY 2018.

Hundreds more were served by the four Housing Forward ESG activities that provided shelter for – and rapidly re-housed – persons experiencing homelessness; prevented homelessness; and performed street outreach efforts for the hardest to assist persons who are living away from housing and shelter.

With regard to the Emergency Shelter category of ESG funding, Housing Forward used all \$40,614 of its PY 2018 ESG Shelter allocation to serve 535 individuals. With the Homelessness Prevention category of ESG funding, Housing Forward used all \$22,737 of its PY 2018 ESG Homelessness Prevention allocation to serve 122 persons. In the Rapid Re-housing category of ESG funding, Housing Forward received a four month extension, and has served 60 individuals so far. In the Street Outreach category of ESG, Housing Forward used its full amount of \$20,805 to serve 251 individuals. In all four ESG categories, 263 of the persons served by Housing Forward were Oak Park persons.

With regard to the HMIS category of ESG funding, the Alliance to End Homelessness in Suburban Cook County used all \$10,288 of its PY 2018 ESG HMIS allocation to serve 9,369 persons, with 364 of them being Oak Park persons.

*Actions to help homeless persons make the transition to permanent housing and independent living*

During PY 2018, the Village of Oak Park used CDBG funds to help homeless persons make the transition to permanent housing and independent living. For example, the Village funded the PY 2018 Housing Forward Employment Readiness CDBG activity, which gave persons experiencing homelessness skills that will help them land a job. In PY 2018, a total of 33 persons became employed due to this project.

As noted above, in the Emergency Shelter category of ESG funding, Housing Forward served 535 individuals. With their Homelessness Prevention activity, Housing Forward served 122 individuals, while with their extended (until January 31, 2020) Rapid Re-housing activity, the agency has served 60 persons so far. In the Street Outreach category of ESG funding, Housing Forward served 251 individuals. All four of these ESG activities came with case management services designed to help homeless persons make the transition to permanent housing and independent living. In all four ESG categories, 263 of the persons served by Housing Forward were Oak Park persons.

Finally, Housing Forward offered a program called Open Door Housing (ODH) for homeless, disabled individuals. It has been Housing Forward's strategic priority to continue to increase the capacity of service-supported housing such as ODH in west Cook County over time.

## **Specific Homeless Prevention Elements**

*Actions Taken to Prevent Homelessness*

With their Homelessness Prevention ESG activity, Housing Forward used all \$22,737 of its PY 2018 allocation to serve 122 unduplicated individuals, 10 of them being Oak Park persons. In addition, Housing Forward offered an Emergency Assistance Program that prevented homelessness or aided persons in between stable housing.

## **Emergency Solutions Grant (ESG)**

*Actions taken to address emergency shelter needs of homeless individuals and families*

With regard to the Emergency Shelter category of ESG funding, Housing Forward used all \$40,614 of its PY 2018 ESG Shelter allocation to serve 535 individuals, providing 14,731 nights of shelter and 44,193 meals to persons experiencing homelessness.

The Street Outreach category of ESG funding is designed to outreach non-service seeking individuals and families who are residing in a place not meant for human habitation (e.g., parks and cars) in the Oak Park area. The goal of the program is to help link these individuals to more traditional basic needs and case management services, with the ultimate goal of securing permanent housing. Housing Forward used all \$20,805 of its PY 2018 ESG Street Outreach funds to serve 251 individuals, 111 of them being Oak Park persons.

### Matching Resources

All PY 2018 Oak Park ESG subrecipients matched grant funds dollar for dollar. The first grouping on the following page applies to Housing Forward (HF) and the second applies to the Alliance to End Homelessness in Suburban Cook County:

<b>PY18 ESG AWARD</b>	<b><u>MATCH AMOUNT</u></b>	<b><u>SOURCE</u></b>
ALLIANCE HMIS: \$10,288	\$10,288	HUD Continuum of Care
HF EMER SHELTER: \$40,614	\$40,614	State Govt, Private Funds
HF HMLS PREV: \$22,737	\$22,737	Non-HUD Federal Funds
HF RAPID RH: \$32,340	\$32,340	Local Government
HF ST. OUTREACH: \$20,805	\$20,805	Local Government

Note: HF= Housing Forward

### Activity and Beneficiary Data

Table D below summarizes PY 2018 ESG activities.

**Table D: PY 2018 ESG Activities Expenditure & Accomplishment**

<b>Subrecipient</b>	<b>Type of Activity</b>	<b>\$ Allocated</b>	<b>\$ Spent</b>	<b># Persons Served</b>
Alliance to End Homelessness	HMIS	\$10,288	\$10,288	9,369
Housing Forward	Emergency Shelter	\$40,614	\$40,614	535
Housing Forward	Homelessness Prevention	\$22,737	\$22,737	122
Housing Forward	Rapid Re-Housing (extended to 1/31/20)	\$32,340	\$20,121.33	60
Housing Forward	Street Outreach	\$20,805	\$20,805	251
<b>TOTAL</b>	<b>-</b>	<b>\$126,784</b>	<b>\$114,565.33</b>	<b>10,337</b>

## COMMUNITY DEVELOPMENT

### Community Development Assessment of Relationship of CDBG Funds to Goals and Objectives

CDBG funds enabled the Village to meet or exceed its goals in many areas. The CDBG funds were the main force behind the ability to provide the services with the outcomes reported here. Several organizations relied primarily on Village CDBG funds to provide services. With larger organizations that cover several communities, Village CDBG funds provided access to services for Oak Park residents which may not have been provided otherwise. State funding reductions to non-profits impacted the range and number of services that could be provided, and CDBG was able to assist in such cases. The use and application of CDBG funding enabled the Village to meet the need and fulfill the goals in many high priority activities.

*How CDBG funds were used for activities benefiting low & moderate income persons*

Every completed Village of Oak Park PY 2018 CDBG activity was targeted to low and moderate income families or persons, or met the low and moderate income objective for facilities, housing units and infrastructure. Thus, 100% of the PY 2018 activities covered this National Objective.

The following is a listing of the PY 2018 low and moderate income CDBG activities: African American Christian Foundation Youth Employment and Entrepreneur activity, Children's Clinic of the Infant Welfare Society Dental Clinic, Hephzibah Children's Association Family Support, Housing Forward Emergency Shelter CDBG activity, Housing Forward Employment Readiness, NAMI Metro-Suburban Drop-In Center, New Moms Teen and Adult Parenting Support, Oak Leyden Facilities Improvements, Oak Park Regional Housing Center Fair Housing Outreach, Oak Park-River Forest Food Pantry (now Beyond Hunger) Hunger Relief, Sarah's Inn Domestic Violence Services, UCP-Seguin Facilities Improvements, Village of Oak Park Public Works Infrastructure Improvements, Village of Oak Park Housing, Village of Oak Park Code Enforcement, Village of Oak Park Public Health, Way Back Inn Child Care to Increase Family Addiction Recovery Program Participation, and West Cook YMCA Residence Program. Two activities indirectly served low and moderate income persons: Oak Park Regional Housing Center Fair Housing Administration and Village of Oak Park CDBG Administration, though neither report accomplishments. All of these activities are more fully described in other sections of the Draft CAPER.

The low and moderate income Limited Clientele and Housing CDBG activities require that 51 percent or greater of participant's income be at or below 80 percent of the area median income. The majority of participants were low and very low income persons, documented through Federal tax returns, SSI records, signed personal income certifications, and other means of income verification and documentation collected, as prescribed by HUD. In addition, several activities listed above were Presumed Benefit low and moderate income CDBG activities. These are: Hephzibah Children's Association Family Support Program, Housing Forward Emergency Shelter CDBG activity, Housing Forward Employment Readiness, NAMI Metro-Suburban Drop-In Center, Oak Leyden Facility Improvements, Sarah's Inn Domestic Violence Services, and UCP-Seguin Facilities Improvements.

## **Anti-displacement and Relocation**

The Village ensures that rehabilitation work does not displace anyone, when rehabbing rental units, and keeps single family housing rehabilitation costs under \$25,000 and localized to one secured area at a time, including when performing lead hazard reduction activities. No persons were permanently or temporarily displaced in PY 2018 by rehabilitation work, and no properties were acquired or demolished in PY 2018. If future rehabilitation and relocation ever occurs, steps taken to notify households will be in keeping with the notification and displacement requirements of the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended.

## Anti-Poverty Strategy

*Actions taken during the last year to reduce the number of persons living below the poverty level*

Housing of poor quality, lack of education, unemployment, low income, and ill health are the primary factors in the cycle of poverty. The Village directly affected these factors by utilizing its resources, including social services and the local educational system.

The Village's school system is nationally recognized for its high educational standards and special programs. All residents can send their children to public schools in the Village. Lower income renters must find affordable rental units in order to reside in Oak Park and allow their children to attend the schools. In PY 2018, many affordable units were available in Oak Park, which encouraged more families with fewer resources to reside in the community, and afforded them an opportunity to receive the educational benefits of the Oak Park school system.

Throughout the year, the Village continued its efforts to promote economic development, which resulted in additional employment opportunities. Job creation was encouraged for local retail ventures. Efforts to increase both employment opportunities and affordable housing led to an enhanced household income for many. Staff marketed a Section 108 Loan from HUD, which was for a \$3 million business loan fund that was approved by HUD.

Recognizing that property taxes increase the cost of housing and affect the Village's ability to provide affordable housing, the Village continued its major effort to cut costs and promote new commercial development to ease the reliance on homeowner property taxes. There are several new commercial-residential developments under construction in Oak Park at this time.

The Village's Public Health Department provided information and programs to assist persons of lower income with health and dental issues. In PY 2018, as a certified health department in Illinois, the Oak Park Public Health Department assisted persons with lower incomes by providing Local Health Protection services such as communicable disease prevention and surveillance, HIV/AIDS counseling and case management, consultation services with local schools, inspection of licensed day care centers, emergency preparedness, assistance completing applications for Access to Care, and referral for specific public health and dental services. The department also had a PY 2018 CDBG activity that improved the nutrition of low and moderate income persons. All of these programs helped low income persons obtain basic health care and quality of life services.

The social service programs that the Village funded with CDBG dollars in PY 2018 provided assistance to many persons with incomes below the poverty level. These services were aimed at improving the lives of those persons and surely assisted in reducing short- and long-term costs for many individuals and families. Specifically:

- The Children's Clinic of the Infant Welfare Society used CDBG funds to provide low-cost or free dental services to low income youth, which enabled their parents to avoid the exorbitant current and future dental costs that can

financially cripple a family. 741 young persons from Oak Park were served in PY 2018. The overall Youth Dental Clinic activity served 4,930 persons.

- Hephzibah Children's Association used CDBG funds to assist at-risk Oak Park families. A total of 291 Oak Park clients were served in PY 2018, 209 of them being persons from Oak Park.
- Housing Forward used CDBG funds to supply emergency shelter and offer a job readiness program to assist 598 persons currently or formerly experiencing homelessness.
- NAMI Metro Suburban used CDBG funds to provide psycho-social services to 126 low income persons with mental illnesses, which gave some clients the ability to overcome social and financial barriers. A total of 31 Oak Park clients were served in PY 2018.
- New Moms, Inc. used CDBG funds to offer young parents opportunities to learn effective parenting and life skills that strengthened the parent-child relationship and increased their self-esteem and work skills. A total of 130 clients (all Oak Park persons) were served in PY 2018.
- The Oak Park-River Forest Food Pantry, now called Beyond Hunger, used CDBG funds to feed low income persons, which enabled persons in poverty to avoid hunger. For 1,622 Oak Park persons, this activity provided this essential human need. The overall Hunger Relief activity fed 12,661 persons.
- Sarah's Inn used CDBG funds to help employ a crisis line counselor to ensure that information, referrals, support and crisis intervention was immediately available to survivors of domestic violence and their children. A total of 5,151 survivors were served in PY 2018 (646 Oak Parkers). This activity created a better life for survivors so that they could become self-sufficient and steer clear of poverty.
- The West Cook YMCA used CDBG funds to provide case management to persons living in low income single-room occupancy housing. A total of 57 clients (all Oak Park persons) were served in PY 2018.

## NON-HOMELESS SPECIAL NEEDS

### **Actions Taken to Address the Special Needs of Persons Not Experiencing Homelessness**

*Actions taken to improve the quality of life for persons with mental illness through the provision of public services*

There was one Public Services activity in PY 2018 that directly and exclusively improved the quality of life for persons with mental illnesses. NAMI Metro Suburban's Drop In Center increased the social involvement (psycho-social rehabilitation) of 126 clients with mental illnesses. A total of 31 Oak Park clients were served in PY 2018.



*Actions taken to assist with the provision of permanent supportive housing for persons with special needs*

Oak Leyden Developmental Services spent \$18,000 in CDBG funds, making modifications to one Oak Park Community Integrated Living Arrangement (CILA) group home to benefit seven adults with developmental and other disabilities. United Cerebral Palsy Seguin of Greater Chicago (UCP-Seguin) spent \$22,000 in CDBG funds, making modifications to three Oak Park CILA group homes to benefit seven adults with developmental and other disabilities.

*Actions taken to improve the quality of life for persons living with HIV/AIDS*

During the past program year, Housing Forward sponsored a Harm Reduction training that included among other topics, how to help clients reduce the spread of HIV. Staff with experience in HIV treatment and prevention provided individual consultation to case managers working with clients that are living with HIV/AIDS. Housing Forward leads a partnership that includes Heartland Health Outreach and Thresholds both also provide housing to people living with HIV/AIDS. As part of a multi-agency collaboration that implements a regional strategy to address health and housing for persons who are frequent users of hospital care, including those with HIV/AIDS. Housing Forward expanded their relationship with the AIDS Foundation of Chicago by becoming a case management partner in the Better Health through Housing Project. Housing Forward will provide case management to thirty medically compromised individuals. We expect some of these client will be person living with HIV/AIDS. Housing Forward also has a relationship with the Cook County Hospital and Health System (CCHHS) to provide housing to individuals with chronic health care problems that are homeless and frequent users of the health care system. Although the program is not exclusively for individuals living with HIV, Housing Forward expects to see them represented in the referrals they get from the CCHHS. Housing Forward's Emergency Shelter operates a weekly medical clinic that provides information and education including HIV prevention to guests in the Shelter.

As noted above, during PY 2018, the Oak Park Public Health Department provided Local Health Protection services such as HIV/AIDS counseling and case management.