

**APPENDIX F
2008 HUD-REQUIRED UPDATES**

EXECUTIVE SUMMARY

The 2005-2009 Consolidated Plan for Housing and Community Development (ConPlan) was prepared for the 2005 program year and is updated every year with a new list of activities. The 2008 update was approved by the DuPage Community Development Commission on December 11 and by the Development Committee on January 15. The 2008 plan allocates funds from the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG) and American Dream Downpayment Initiative (ADDI) programs to specific activities. Table 1 below shows the funds expected to be available in 2008.

Table 1: Funds Expected for 2008*		
Program	General Description	Amount
CDBG	Provides assistance to low and moderate income persons and persons with special needs by supporting housing activities, public improvements, and public services	3,926,742
HOME	Provides financial assistance to government agencies, non-profit groups, for-profit organizations to maintain and increase the supply of affordable housing	2,275,311
ESG	Supports providers of shelter and service to homeless persons by funding homeless prevention activities, delivery of essential services to the homeless, and maintenance and operation of facilities for the homeless	155,766
ADDI	Provides downpayment assistance for low-income first-time homebuyers	19,977
Other Resources	Income that is generated from prior years' investments of CDBG and HOME funds and other funds that are reprogrammed to new activities	883,010
TOTAL		7,263,806

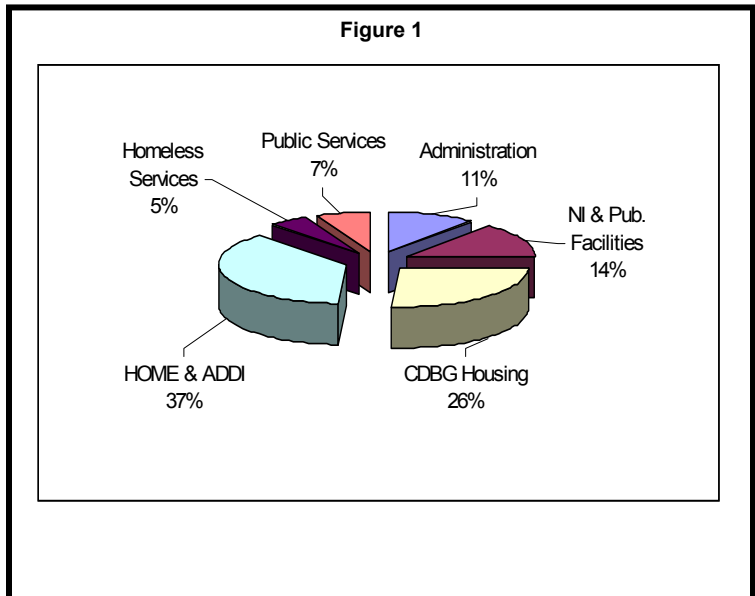
*These are estimated numbers.

Summary of Distribution of Funding by Need

The ConPlan outlines several types of housing and community development needs. Figure 1, below, shows the distribution of resources based on the type of need met.

1. **Housing (\$4,738,492)** These needs include owner housing (Buyer programs and home rehab), renter housing (acquisition, new construction, and rehab), and special needs housing for seniors and people with disabilities (acquisition, new construction, and rehab).

2. **Neighborhood Investment and Public Facilities (\$1,134,000)** Funds will be used for water, sewer, and street improvements in a low-moderate income neighborhood; acquisition of space for a food pantry, and improvements to a facility that provides respite for medically fragile children.



3. **Homeless (\$368,942)** Funds are used for all points on the continuum of care for persons who are homeless including prevention of homelessness, emergency shelters, and transitional housing. Most funds are for operating programs, but some direct emergency assistance is provided (rent, utility payments, etc.).
4. **Other Public Services (\$393,001)** In addition to public services for the homeless, funds are also provided to nine neighborhood resource centers, legal assistance, a youth employment-readiness project, a food pantry, in-home respite for seniors, and parenting support.
5. **Other (\$890,000)** This category includes administration, planning, and fair housing activities.

Summary of Program Outcomes and Objectives

HUD requires all CDBG, HOME, ADDI, and ESG funded projects to identify a program outcome and objective. A performance measurement matrix has been developed to aggregate program accomplishments on a national level. The DuPage Consortium projects fall into the following matrix categories:

	Availability	Affordability	Sustainability
Decent Housing	5 projects	4 projects	
Suitable Living Conditions	20 projects	1 project	11 projects
Economic Opportunity			

Appendix A provides detail on the projects identified for the 2008 program year, including their identified outcome and objective.

Summary of Past Performance

The DuPage County Consortium consistently performs well in the administration of the grant programs covered in this Plan. HUD reports outlining DuPage's compliance and performance relative to peer groups identify DuPage as a well managed program. HUD's most recent audit of the DuPage County Consortium identified no findings or issues of concern.

In the CDBG program, DuPage County's timeliness ratio, which measures the amount of an entitlement community's unexpended funds sixty days prior to the start of the next program year, is typically .83 or .84, well below the maximum of 1.5, and the national average of 1.28. One-hundred percent of DuPage's CDBG funds since the beginning of DuPage's participation have been used to benefit low and moderate-income individuals. Seventy-eight percent of CDBG beneficiaries in DuPage are extremely low-income, indicating that they earn below 30% of the area median income.

In the HOME program, 97% of all HOME funds received by the DuPage Consortium since 1992 have been committed, ranking DuPage in the 95th percentile of all HOME Participating Jurisdictions. DuPage ranks above the national average in nearly all performance measures outlined in HUD's Snapshot of HOME Performance, with the exception of the percent of renters in the 0-30% income level. The high cost of land in DuPage County makes it difficult for developers to produce rental properties that can be sustained at rents affordable to extremely low-income renters. The amount of public subsidy necessary to achieve those rent levels often exceeds the maximum HOME subsidy per unit. Progress has been made in this area, however, as the DuPage selection criteria has been modified to place greater emphasis on projects serving persons at the lowest income levels. From 1st quarter 2007 to 1st quarter 2008, the percentage of persons below 30% MFI who have been served by DuPage's HOME program increased from 34.24% to 36.83%.

Details of past performance are found in the Consolidated Annual Performance Evaluation Report (CAPER).

VACANT, ABANDONED BUILDINGS

Although specific data on abandoned buildings is not available, vacancy rates in DuPage County run significantly lower than state and national averages. Of the 6 Counties in metropolitan Chicago, DuPage has the 3rd lowest vacancy rate.

	Housing Units	Vacant Units	Vacancy Rate
US			11.6%
Cook County	2,157,586	225,389	10.4%
Illinois	5,199,743	475,491	9.1%
Lake County	250,631	17,309	6.9%
Will County	224,120	13,553	6.0%
DuPage County	356,281	19,623	5.5%
McHenry County	112,426	5,675	5.0%
Kane County	168,207	6,395	3.8%

NEIGHBORHOOD REVITALIZATION

The DuPage County Consortium strategy for neighborhood revitalization focuses on four priority needs areas that must be addressed within the area's low and moderate-income neighborhoods. Municipalities that adopt a Neighborhood Strategy Area (NSA) approach to neighborhood improvement are given a significant competitive advantage in the project selection process. Qualifying NSA plans must address four needs areas: infrastructure, including flood management, water and sanitary sewers, and street improvements; facilities and services, including open space, recreation, and neighborhood resource centers; neighborhood safety, including crime and environmental hazards; and housing quality, including vacant or dilapidated properties. Because private sector generated job growth in DuPage County has been and continues to be strong, the Consortium's neighborhood revitalization strategy does not focus on job creation.

Projects funded through qualifying NSA plans meet HUD's outcomes of accessibility of suitable living environment (SL1), or sustainability of suitable living environment (SL3). Typical outputs in these projects include the number of persons with greater access to recreational facilities (SL1), or the number of households with improved water quality (SL3).

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	190		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	234		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	216		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	640		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	179		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	179		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	180		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	538		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	11		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	36		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	55		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	102		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	179		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	190		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	216		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	55		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	640		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	538		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	113		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	651		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

Priority Housing Needs/Investment Plan Table
(Table 2A)

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	560	112/22	112/132	112/	112/	112/
31 - 50% of MFI	100	20/8	20/129	20/	20/	20/
51 - 80% of MFI	0	0	0			
Owners						
0 - 30 of MFI	185	37/27	37/21	37/	37/	37/
31 - 50 of MFI	270	54/0	54/0	54/	54/	54/
51 - 80% of MFI	110	22/32	22/51	22/	22/	22/
Homeless*						
Individuals	434	86/103	86/98	86	86	90
Families	522	104/230	104/189	104	104	106
Non-Homeless Special Needs						
Elderly	465	93/35	93/175	93/	93/	93/
Frail elderly						
Severe Mental Illness	246	50/34	50/34	50/	50/	46/
Physical Disability	161	122/110	14/30	8/	8/	9/
Developmental Disability	40	5/0	16/0	7/16	6/	6/
Alcohol or Drug Addiction	134	27/19	27/19	27/	27/	26/
HIV/AIDS	35	7/18	7/18	7/	7/	7/
Victims of Domestic Violence	123	25/92	25/92	25/	25/	23/
Total	3385	764/730	667/988	652/	651/	651/
Total Section 215	1170	234/73	234/307	234	234	234
215 Renter	660	132/30	132/261	132	132	132
215 Owner	510	102/43	102/46	102	102	102

* Homeless individuals and families assisted with transitional and permanent housing

Priority Housing Activities
(Table 2A)

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	125	25/8	25/0	25/	25/	25/
Production of new rental units	100	20/0	20/0	20/	20/	20/
Rehabilitation of existing rental units	750	246/222	62/58	150/	150/	150/
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	125	25/17	25/22	25/	25/	25/
Homeownership assistance	20	4/0	5/3	4/	4/	3/
HOME						
Acquisition of existing rental units	855	135/184	130/79	130/	130/	130/
Production of new rental units	360	72/44	72/43	72/	72/	72/
Rehabilitation of existing rental units	285	27/4	17/8	65/	65/	111/
Rental assistance	2	2/2	0	0	0	0
Acquisition of existing owner units	21	5/2	6/6	5/	5/	5/
Production of new owner units	10	2/0	2/0	2/	2/	2/
Rehabilitation of existing owner units	50	10/4	10/11	10/	10/	10/
Homeownership assistance	200	40/51	40/32	40/	40/	40/
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

Priority Community Development Activities
(Table 2B)

Priority Need	5-Yr. Goal Plan/Act	2005 Goal Plan/Act	2006 Goal Plan/Act	2007 Goal Plan/Act	2008 Goal Plan/Act	2009 Goal Plan/Act
Acquisition of Real Property						
Disposition						
Clearance and Demolition						
Clearance of Contaminated Sites						
Code Enforcement						
Public Facility (General)						
Senior Centers	400,000					80,000
Handicapped Centers	610,625		171,000 / 0		75,000	122,000
Homeless Facilities			96,941 / 0	2,078,582		
Youth Centers				9,089		
Neighborhood Facilities						
Child Care Centers						
Health Facilities	1,000,000			957,284		0
Mental Health Facilities						
Parks and/or Recreation Facilities	810,568	354,848 / 104,695	109,846 / 109,846	84,000		162,000
Parking Facilities	331,974					66,000
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs	3,664,133	393,084 / 289,133	431,173 / 215,121	123,056	300,000	
Infrastructure (General)						
Water/Sewer Improvements	964,472	304,125 / 304,125	72,500 / 72,500		664,000	192,000
Street Improvements	581,309	61,850 / 61,8500	326,473 / 0		15,000	116,000
Sidewalks						
Solid Waste Disposal Improvements	767,176					153,000
Flood Drainage Improvements	616,685	375,000 / 375,000	129,800 / 129,800		55,000	123,000
Other Infrastructure						

Priority Need	5-Yr. Goal Plan/Act	2005 Goal Plan/Act	2006 Goal Plan/Act	2007 Goal Plan/Act	2008 Goal Plan/Act	2009 Goal Plan/Act
Public Services (General)						
Senior Services	1,462,891	40,065 / 23,802	25,329 / 5,421	23,383	32,000	35,000
Handicapped Services	1,707,252					28,000
Legal Services		64,466 / 53,845	59,721 / 59,721		28,000	
Youth Services	2,953,894	78,222 / 78,222	57,230 / 57,230	55,876	127,001	125,000
Child Care Services						
Transportation Services	23,500,000					
Substance Abuse Services	665,192	18,569 / 18,569	50,849 / 50,849	22,861		
Employment/Training Services	15,000,000					
Health Services	35,000,000	15,000 / 15,000				
Lead Hazard Screening						
Crime Awareness		104,602 / 63,079	33,094 / 22,338	7,616		
Fair Housing Activities						
Tenant Landlord Counseling						
Other Services	1,971,998	239,998 / 213,748	273,818 / 225,194	305,672	35,000	
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I	200,000					
ED Assistance to For-Profit	175,000					
ED Technical Assistance						
Micro-enterprise Assistance	175,000					
Other						
TOTAL DOLLARS	92,560,169					

Summary of Specific Annual Objectives

Grantee Name: DuPage County

Availability/Accessibility of Decent Housing (DH-1)							
Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1	Increase supply, quality, and access to rental and owner housing.	CDBG and HOME	2005	Owner units brought from substandard to standard	35	40	100 %
			2006		20	17	85 %
			2007		126		%
			2008		100		%
			2009				%
			MULTI-YEAR GOAL				
Affordability of Decent Housing (DH-2)							
DH 2.1	Increase supply, quality, and access to rental and owner housing.	CDBG and HOME	2005	Improve access to affordable housing, both rental and owner	121	56	46 %
			2006		206	213	100%
			2007		100		%
			2008		100		%
			2009				%
			MULTI-YEAR GOAL				
Sustainability of Decent Housing (DH-3)							
DH 3.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Improve the services for low/mod income persons.	CDBG and ESG	2005	Improved access to a service or a service that is no longer substandard	21,855	22,362	100 %
			2006		24,495	27,207	100 %
			2007		27,502		%
			2008		28,231		%
			2009				%
			MULTI-YEAR GOAL				
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	Increase and improve the supply, quality, and access to affordable rental housing.	HOME	2005	Increased number of affordable housing units	0		%
			2006		0		%
			2007		25		%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Improve quality and increase services and facilities for low/mod income persons.	CDBG	2005	Improved access to infrastructure and services	4697	4175	100%
			2006		2548	2184	100%
			2007		1767		%
			2008		3440		%
			2009				%
			MULTI-YEAR GOAL				

Summary of Specific Annual Objectives

Grantee Name: DuPage County

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Affordability of Economic Opportunity (EO-2)							
EO 2.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Sustainability of Economic Opportunity (EO-3)							
EO 3.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Neighborhood Revitalization (NR-1)							
NR 1.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Other (O-1)							
O 1.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				
Other (O-2)							
O 2.1	N/A		2005				%
			2006				%
			2007				%
			2008				%
			2009				%
			MULTI-YEAR GOAL				