

Fiscal Year 2010 Annual Action Plan

A. Application for Federal Assistance

See Form 424.

B. HOME Match Requirements

HOME Match requirements will be met in FY2010 through various means including the following:

- Carryover of excess match from prior years (carryover as of May 2009 was \$2,081,983)
- Donation of land and real property from individuals, foundations and institutions. This is a regular source of match for CHDO projects
- Non-federal funding sources (e.g. private bank loans, Federal Home Loan Bank funds, IHDA Trust Fund) used in various projects such as the Homebuyer Program, supportive housing, and new housing development
- Building materials, labor and equipment are often donated by private sources for various projects such as housing rehabilitation, CHDO projects, and CPTED

C. Specific Annual Objectives and Proposed Accomplishments

During FY2010, the City of Decatur will address a number (but not all) of the priorities and objectives identified in the FY2010-14 Consolidated Plan. Following is a list of the City's housing, special needs, homeless, and community development objectives and the projects/programs which are proposed to address that objective in FY2010. Refer to Table 1C and Table 2C of the Consolidated Plan for the objective numbers.

I. Rental Housing Objectives

Objective RH-1: Provide housing counseling services to low income renter and/or homeowner households.

Actions Proposed to Address this Objective:

\$20,000 CDBG carryover funds to establish a Renter/Homebuyer Counseling Program to improve housing for low-income renters. This program is anticipated to begin later in FY10 and begin to show results the following year. These funds may also be used for Homebuyer Counseling, OH-2.

Other Funding Resources: HUD Counseling program funds, private sources

Anticipated Results: 0-20 person served

Objective RH-2: Provide additional affordable rental housing opportunities to meet a specific need.

Objective RH-3: Continue assisting low-income renters to sustain housing and prevent homelessness.

Actions Proposed to Address this Objective: In 2009, the City of Decatur received \$622,144 through the federal **Homeless Prevention and Rapid Rehousing Program of the American Recovery and Reinvestment Act of 2009 (HPRP)**. These funds were allocated to Dove, Inc. to provide short-term, emergency assistance to low-income households (under 50% MFI) for rent and utility assistance. The program serves eligible persons who would become homeless if not for the HPRP assistance (Prevention) or who are currently homeless (Rapid Re-housing). The City will continue administering the 2009 HPRP until funds are expended, and will seek to obtain future funds if the program is renewed.

Other Funding Resources: HPRP

Anticipated Results: 480 persons

II. Owner Housing Objectives

OH-1: Improve existing housing conditions for low-income homeowners, especially seniors and people with disabilities so they can continue to live independently.

Actions Proposed to Address this Objective:

1. Homeowner Housing Rehabilitation Program: \$374,960 in FY10 HOME funds to provide home rehabilitation assistance to low-income homeowners, to bring structures in targeted area up to health and safety code standards, plus \$747,280 in carry-

over funds to provide home rehabilitation to low-moderate income homeowners in a targeted area, not necessarily bring units completely up to health and safety code standards.

2. Roof Program: \$180,000 in FY10 CDBG funds, along with \$100,000 in carryover to address code violations on roofs and porches for low-income households city-wide. May also mitigate lead paint hazards and address emergency and accessibility needs. City-wide program.

3. Emergency Program: \$50,000 in FY10 CDBG, plus \$7500 in carry over funds to assist low-moderate income homeowners with emergency repairs to their homes (such as a new furnace). City-wide program.

4. Residential accessibility program: \$30,000 in FY10 CDBG funds to provide accessibility improvements (such as ramps, and accessibility improvements) to low-moderate income homeowners with physical disabilities. City-wide program.

5. CPTED: \$30,000 in carryover funds to provide safety improvements to low-income homeowners.

6. Energy Conservation Program: \$210,000 FY10 CDBG funds and \$150,000 carryover to provide energy conservation improvements to low income homeowners (such as storm windows, insulation, furnaces, water heaters, storm windows, etc.) citywide. May also mitigate lead paint hazards and address emergency and accessibility needs. City-wide program.

Anticipated Results:

1. 18 Housing units in FY10 (av. \$60,000/unit)
2. 14 housing units in FY10 (av. \$20,000/unit)
3. 12 housing units in FY10 (av. \$5000/unit)
4. 10 housing units in FY10 (av. \$6,000/unit)
5. 5 housing units in FY10 (av. \$6,000/unit)
6. 12 housing units in FY10 (av. \$30,000/unit)

OH-2: Provide financial assistance to low-moderate income first time homebuyers.

Actions Proposed to Address this Objective:

1. The Decatur Homebuyer Program: \$90,000 in carry-over HOME funds to provide downpayment assistance to low-income, first-time homebuyers. Continuation of existing program.

Other Funding Resources: Private, FHLB, IHDA

Anticipated Results: 5 households assisted in FY10 (av. \$14,000/household).

2. \$20,000 in carryover funds to establish a Renter/Homebuyer Counseling Program to improve housing for low-income renters/homebuyers. This program is anticipated to begin later in FY10 and begin to show results the following year. These funds may also be used for Renter Counseling RH-1

Other Funding Resources: HUD Counseling program funds, CICD, CIDMCE, private sources

Anticipated Results: 0-20 person served

OH-3: Provide new ownership opportunities for low-income households.

Actions Proposed to Address this Objective:

1. CHDO projects: \$90,000 in FY10 HOME funds plus \$168,984 in carryover funds for CHDO set-aside projects which may include new or substantially rehabilitated housing for low-income homebuyers or renters. Number of units and type of assistance will depend on CHDO proposals. The CHDO's will have available in \$22,500 in carryover from CHDO operating funds. The CHDO operating funds will assist with increased administrative costs.

Other Funding Resources: Private, IHDA, FHLB

Anticipated Results: 3 Housing Units (av. \$40,000/unit)

III. Homeless Objectives

HL-1: Continue to coordinate with homeless service providers and other organizations to educate the public about homelessness.

Actions Proposed to Address this Objective:

Staff time (approx. 3 hours/mo.) in support of Homeless Council and Homeward Bound Partnership, along with the continued update and monitoring of the 10 year Chronic Homelessness Plan activities.

Other Funding Resources: HUD supportive services funds, private, Dove, CICD, DMCOOC, DHA, Heritage Behavioral and Chronic Homeless Working group

HL-2: Continue to support the Homeward Bound transitional housing program.

Actions Proposed to Address this Objective:

Staff time (approx. 4 hours/mo.) in support of Homeless Council and Homeward Bound Partnership activities.

Other Funding Resources: HUD supportive services funds, private, Dove, CICD, DMCOOC, DHA, Heritage Behavioral

HL-3: Continue to administer the 2009 HPRP grant and pursue renewed funding if available.

Actions Proposed to Address this Objective:

Staff time (approx. 4 hours/wk)

Other Funding Resources: HUD supportive services funds, Dove, state funding (DHS)

HL-3: Support efforts to increase the number of emergency, transitional, and permanent beds and units for homeless individuals and families for which no or limited housing is currently available.

Actions Proposed to Address this Objective:

Administrative funds (approx. \$1200 per year in HOME funds) and staff time (approx. 8 hours/wk) in support of Homeless Council and Homeward Bound Partnership activities.

Other Funding Resources: HUD supportive services funds, private, Dove, CICD, DMCOOC, DHA, Heritage Behavioral

IV. Special Needs Objectives

SN-1: Support additional affordable housing opportunities for identified special need population groups

V. Community Development Objectives

CD-1: Continue and increase code enforcement of abandoned, substandard housing.

Actions Proposed to Address this Objective:

\$160,000 in FY10 CDBG funds and \$55,000 in carryover funds for Neighborhood Standards Officers to enforce housing, zoning, and property standards in low-moderate income neighborhoods to improve the safety and quality of life in neighborhoods.

Other Funding Resources: Public funds

Anticipated Results: Average 300 - 400 housing cases processed/year

CD-2: Continue and increase demolition of abandoned, substandard housing.

Actions Proposed to Address this Objective:

\$300,000 in FY10 CDBG funds to continue to demolish unsafe or substandard homes throughout the City.

Other Funding Resources: n/a

Anticipated Results: 20 units in FY10

VI. Infrastructure Objectives

I-1: Continue to improve infrastructure in low income neighborhoods by replacement or repair

Actions Proposed to Address this Objective:

The City of Decatur received \$407,376 in FY09 CDBG-R funds through the federal Department of Housing and Urban Development (HUD) CDBG-R's as part of the *American Recovery and Reinvestment Act of 2009 (ARRA)*. These funds will be used for the installation of ADA sidewalk ramps in CDBG-eligible neighborhoods to improve accessibility for persons with physical disabilities. The City will continue administering the 2009 CDBG-R funds until funds are expended, and will seek to obtain future funds if the program is renewed.

Other Funding Resources: CDBG-R

Anticipated Results: 10 Blocks assisted in FY10

VII. Public Facilities Objectives

PF-1: Support the development and/or rehabilitation of public facilities which address an identified community need

VIII. Public Services Objectives

PS-1: Collaborate with vocational, business and other organizations to provide new expanded educational and job training opportunities for low income residents.

Actions Proposed to Address this Objective:

\$100,000 in CDBG carryover funds to assist with job training activities.

Other Funding Resources: Private, local, other federal and state

Anticipated Results: 12 persons served

IX. Economic Development Objectives

ED-1: Support the sustainability of the Wabash Crossing Development

Actions Proposed to Address this Objective:

\$277,000 in FY10 CDBG funds will continue to be used for repayment of a Section 108 loan which provided infrastructure in support of the Wabash Crossing new affordable housing development.

Other Funding Resources: Local funds

ED-2: Proactively identify and pursue cleanup and reuse of functionally obsolete and vacant properties

ED-3: Rehabilitate and restore historic buildings and facades

Actions Proposed to Address this Objective:

\$65,000 in carryover CDBG funds to provide matching assistance to business owners in restoring their exterior facade to preserve and/or recreate its historic features.

Other Funding Resources: Private funds

Anticipated Results: 1 Historic structure restored

X.: Neighborhood Regeneration

NR-1: Continue support of the Coalition of Neighborhood Organizations (CONO)

Actions Proposed to Address this Objective:

\$10,000 in FY10CDBG funds and \$9,000 in carryover CDBG funds for administrative costs to continue CONO's outreach efforts. The funds will be available for neighborhood grants and assistance with training of neighborhood leaders at the Regional Neighborhood Network Conference.

Other Funding Resources: n/a

Anticipated Results: 5@\$1,000 Neighborhood organizations assisted

NR-2: Support crime prevention activities within the Neighborhood Regeneration Area