

## Community Development Commission Agenda

City Hall, City Council Chambers  
1528 3<sup>rd</sup> Avenue, Rock Island, IL  
May 15, 2023  
5:30 PM



1. Call to Order and Roll Call
  - Andy Boswell
  - Ametra Carrol-Castaneda
  - Jeremy Crafton
  - Hershel Jackson
  - Jen Osing
  - Frank Roe Jr.
  - Richinda Sakho
  - Tom Tarnow
  - Kaye Whitley
2. Public Comment
3. Opening Items
  - A. Approval of the Written Agenda for May 15, 2023
    - i. *Recommended Motion: Move to approve the May 15, 2023 agenda.*
  - B. Approval of the Meeting Minutes from April 18, 2023
    - i. *Recommended Motion: Move to approve the April 18, 2023 minutes.*
4. Old Business
  - None.*
5. New Business
  - A. Second Public Hearing for the Annual Action Plan (AAP) for Program Year 2023
    - i. *Note: The Chair will close the regular meeting and open a public hearing at which members of the public may speak about the AAP. When there are no further comments, the Chair will close the public hearing and reopen the regular meeting. The Commission may offer their own comments during discussion at the Commission meeting and vote to recommend approval to the council.*
  - B. Recommending Approval of the 2023 Annual Action Plan.
    - i. *Recommended Motion: Move to recommend that the City Council approve the 2023 Annual Action Plan.*
6. Other Business
  - A. Update on the 2023 CAPER. Staff has submitted the 2023 CAPER to HUD. Staff discussed with the financial analyst of IDIS, HUD's grant system that some information will need to be manually corrected to reflect the correct information. Staff is in the process of making corrections and will then notify CPD officer when they are completed.
  - B. Staff has started working on the first three projects with our new IHDA grant called HRAP.
7. Adjournment
  - Recommended Motion: Move to adjourn.*

## Rock Island Community Development Minutes

Rock Island City Hall Council Chambers  
1528 3rd Avenue  
April 18, 2023  
5:30 PM



**Voting Members Present**     Andy Boswell  
   Ametra Carrol-Castaneda  
   Jeremy Crafton  
   Jen Osing  
   Richinda Sakho  
   Tom Tarnow  
   Kaye Whitley

**Voting Members Absent**     Hershel Jackson  
   Frank Roe Jr.

**Staff Present**                             Nichole Mata, Community Development Manager  
   Miles Brainard, Community & Economic Development Director

### Call to Order and Roll Call

Chair Whitley called the meeting to order at 5:36 PM and took the roll.

### Public Comment

There were no public comments.

### Approval of the Agenda

Whitley asked for a motion to approve the written agenda for the April 4, 2023 Commission meeting. Tarnow made the motion and Crafton seconded the motion. The motion carried unanimously on a vote 7-0.

### Approval of the Previous Meeting Minutes

Whitley asked for a motion to approve the Meeting Minutes from April 4, 2023. Crafton made the motion and Boswell seconded the motion. The motion carried unanimously on a vote 7-0.

### Old Business

No Old Business.

### New Business

Mata opened up for public comments for the Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2022.

Mata expanded on what the CAPER is.

Tarnow questioned Affordable Housing Programs.

Tarnow made the motion to approve the CAPER and Carrol-Castaneda seconded the motion. The motion carried unanimously on a vote 7-0.

Whitley opened a public comment for the CY2023 Annual Action Plan (AAP).

Carrol-Castaneda was interested in how staff determines which houses are demolished and which ones are rehabbed.

Crafton asked what do we do with the lots after the structure has been demolished.

Whitley closed the public hearing for the 2023 Annual Action Plan at 6:20PM. Vote will be to have it on the June 8<sup>th</sup>, 2023 Council meeting.

Discussion about sending out a survey to homeowners and contractors after work that has been completed on their home and having an incentive for the respondent.

Boswell made the motion to approve the revised 2023 meeting schedule and Osing seconded the motion. The motion carried unanimously on a vote 7-0.

#### **Other Business**

An update on the Home Repair and Accessibility Program (HRAP) from the Illinois Housing Development Authority (IHDA) was given.

#### **Adjournment**

Boswell made the motion to adjourn and Crafton seconded the motion. Meeting adjourned at 6:53PM.

Minutes submitted by Nichole Mata.

**Memorandum**

Community and Economic Development Department

To: Community Development Commission

Subject: HUD CDBG Program Year 2023 Annual Action Plan

Date: May 12, 2023



Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD). This plan is required to receive Community Development Block Grant (CDBG) funds. The required (30) day comment period for the City of Rock Island’s PY 2023 Annual Action Plan (AAP) will conclude on May 11, 2023. The City is holding two public hearings to allow citizens an opportunity to present comments regarding the content of the PY 2023 AAP. The public hearing will take place April 18, 2023 and May 15, 2023 during the regular Community Development Commission Meetings from 5:30PM to 6:30PM. This public hearing is being held to collect feedback on the 2023 Annual Action Plan. The Community Development Commission will take a vote whether to recommend approval of the 2023 AAP. If the Commission votes to recommend approval, it will be before the City Council on June 12, 2023. The total budget for the Program Year 2023 is \$1,113,401.00.

<b>Project Name</b>	<b>Project Detail</b>	<b>Project Cost</b>
Housing Rehabilitation	Housing Rehabilitation Activities: The City of Rock Island provides deferred loans to LMI residents to repair and rehabilitate single-family owner-occupied housing. The loans are forgiven if the home owner remains in the home for five years. There are three housing rehabilitation programs administered by the city and available to qualifying residents 1) The Emergency Housing Rehabilitation Program (total obligated \$220), this program is available city wide; 2) The General Housing Rehabilitation Program (total obligated \$220,000), also available city wide; 3) the Targeted Area Repair and Rehabilitation Program (total obligated \$250,191.06). This program is designed to address deteriorating conditions within the boundaries of the targeted areas.	\$690,191.06
Housing Rehabilitation Service Delivery	This section allows funding to run the housing rehabilitation programs. This would include specific costs associated to the programs. This would include salaries for staff specific to the program, lead testing, underwriting and bank fees, recording fees and any program specific reporting and operating costs.	\$241,711.00
Demolition	The City will demolish properties that are in neighborhoods that are activity being revitalized or are attractive nuisance and being used for illegal activity. The City will also demolish 4 substandard buildings that are located within qualifying census tracts during the program year.	\$132,000.00

Public Service	CDBG regulations allow the use of grant funds for a wide range of public service activities such as employment services, crime prevention, child care, health services, substance abuse and fair housing counseling. The public service allocation is capped at 20 % of the total grant allocation.	\$167,010.00
Economic Development (CIRLF)	Business development/expansion and job creation will be carried out throughout the city. Staff will make a concerted effort to promote activity in the Opportunity Zones and the Targeted Reinvestment areas.	\$636,132.00
Program Administration	CDBG funds can be used for administration and planning activities. A few examples include, preparing budgets, reports, legal documents, monitoring program activities, providing information, salaries, benefit costs, training and planning activities. Program administration allocation is capped at 15% of the total grant allocation.	\$222,680.00
Total		\$2,089,724.06

The above programs and activities were developed to align with the goals of the five-year consolidated Plan with input from other City departments, stakeholder agencies, and the public. Leftover funds from previous program years are also addressed by this Plan, but more detailed descriptions for older projects can be found in the earlier Plans in which they first appeared.

**Submitted by:** Nichole Mata, Community Development Manager  
Miles Brainard, Community & Economic Development Director

# City of Rock Island

## Program Year 2023 Annual Action Plan

Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD). This plan is required to receive Community Development Block Grant (CDBG) funds. The total budget for the Program Year 2023 is \$1,113,401.00. Here is a summary of how the funds will be used.

1) Housing Rehabilitation	\$690,191.06
<i>a. Emergency Program</i>	\$220,000.00
<i>b. Non-Emergency</i>	\$220,000.00
<i>c. Targeted Area Repair and Rehabilitation</i>	\$250,191.06
2) Housing Rehabilitation Service Delivery	\$241,711.00
3) Demolition	\$132,000.00
4) Public Service	\$167,010.00
5) Economic Development (CIRLF)	\$636,132.00
6) Program Administration	\$222,680.00

The above programs and activities were developed to align with the goals of the five-year Consolidated Plan with input from other City departments, stakeholder agencies, and the general public. Leftover funds from previous program years are also addressed by this Plan, but more detailed descriptions for older projects can be found in the earlier Plans in which they first appeared.

For more information about HUD, CDBG, the Annual Action Plan, or any of the projects or programs contained herein, please contact:

Nichole Mata, Community Development Manager  
Community & Economic Development Department  
[mata.nichole@rigov.org](mailto:mata.nichole@rigov.org)  
309-732-2907



Formatting Notice: The City of Rock Island is required to submit this Annual Action Plan in the template provided by HUD, which contains specified questions, tables and other information and cannot be edited. The HUD provided template contains formatting irregularities such as: columns that are too narrow, paragraphs split over more than one-page, blank space, compressed text, and other discrepancies. City Staff has compensated for these irregularities where possible, but many remain that cannot be changed.



## Community & Economic Development Department

### PUBLIC NOTICE

#### TO THE RESIDENTS OF THE CITY OF ROCK ISLAND

On April 12, 2023, the City of Rock Island will make available “The City of Rock Island 2023 Annual Action Plan” for public review and comment. The Plan outlines the city’s projects and activities that will be funded, or have the potential to be funded, with HUD CDBG Entitlement funds. The HUD CDBG budget for PY 2023 is \$1,113,401.

The Program Year 2023 Annual Action Plan outlines how the HUD-CDBG funding in the amount of \$1,113,401 will be used to address the city's needs and priorities as they apply to the HUD-CDBG National Objectives and Public Benefit eligibility requirements. The Annual Action Plan also serves as the city’s annual funding application for the Community Development Block Grant program. The 2023 Annual Action Plan includes the following projects and estimated budgets for public review and comment.

Administration	\$222,680.00
Neighborhood Housing Service Delivery	\$241,711.00
Neighborhood Housing Rehabilitation	\$690,191.06
Public Service	\$167,010.00
Demolition	\$132,000.00

In addition to the PY 2023 funding award, the city has allocated \$340,191.06 in unexpended funds from previous program years (2019, 2020, 2021) and \$636,132.00 for the Commercial/Industrial Revolving Loan Fund business.

Detailed activities and allocations are provided within the PY 2023 Annual Action Plan; the Plan will be available for citizen review for thirty (30) days (April 12 – May 11, 2023) at the following locations:

- 1) The City of Rock Island website at [www.rigov.org](http://www.rigov.org)
- 2) Rock Island City Hall (2<sup>nd</sup> Floor)
- 3) The Rock Island Public Library (Downtown Branch)
- 4) The Martin Luther King Center

The city is interested in hearing public comments of the proposed activities and funding allocations outlined in the PY 2023 Annual Action Plan.

The City will accept all verbal and written comments regarding the PY 2023 CDBG Annual Action Plan until 4:30 pm on May 11, 2023. Public will be heard on June 12, 2023 during a public hearing to be held at the regular Rock Island City Council meeting beginning at 6:45 pm. The Rock Island City Council meetings are being held in Council Chambers, but the meeting can be accessed virtually. To attend virtually go to [rigov.org](http://rigov.org) and refer to the June 12th meeting agenda for access to the meeting. All comments will be considered and included as part of the final Annual Action Plan document. Written comments may be



sent to Nichole Mata, Community Development Manager, City of Rock Island, 1528 3<sup>rd</sup> Avenue, Rock Island, IL 61201.

The City will host two (2) public input meetings for the purpose of gaining public input regarding community needs as they pertain to the established funding priorities in the City of Rock Island's 5 Year Consolidated Plan. There will be opportunities to provide comments relating to city support of fair housing, neighborhood improvement, public facility improvements, and affordable housing priorities.

The City will be holding one virtual meeting and one in person meeting.

**April 18, 2023 from 5:30pm – 6:30pm.** The meeting will be held in Councils' Chambers located at City Hall, 1528 Third Avenue Rock Island, IL 61201. The meeting can be accessed as an online meeting through the following:

Web address: [meet.google.com/otc-xxzd-stz](https://meet.google.com/otc-xxzd-stz)

The meeting can also be accessed by phone: **(US) +1 224-801-4853 PIN: 293 166 608#**

**May 15, 2023 from 5:30pm – 6:30pm.** The meeting will be held in Councils' Chambers located at City Hall, 1528 Third Avenue Rock Island, IL 61201. The meeting can be accessed as an online meeting through the following:

Web address: [meet.google.com/igc-iocr-fnk](https://meet.google.com/igc-iocr-fnk)

The meeting can also be accessed by phone: **(US) +1 631-898-6533 PIN: 750 408 640#**

Copies of this notice may be obtained by persons with disabilities by contacting:

Nichole Mata  
Community Development Manager  
City of Rock Island  
1528 Third Avenue  
Rock Island, IL 61201 (309) 732-2907  
[Mata.nichole@rigov.org](mailto:Mata.nichole@rigov.org)

# Executive Summary

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

### 1. Introduction

The City of Rock Island is an Entitlement Grantee community. The City receives an annual funding award from the Department of Housing and Urban Development Community Development Block Grant Program (The city does not compete for CDBG funds).

The funds help address the needs identified in the current Five-Year Consolidated Plan (2019-2023), the Housing Needs Assessment (2020-2025) and the Regional Analysis of Impediments to Fair Housing Choice (July 2019) as well as stakeholder and citizen input. Proposed activities must meet HUD National Objectives and the Public Benefit test, all activities that are considered for funding must be eligible HUD activities. Each activity must meet one of the following National Objectives:

- Benefit to low and moderate income (LMI) persons;
- Aid in the prevention or elimination of slum or blighted conditions; and
- Meet a need having an urgency

The City is required to follow the guidance of the Five-Year Consolidated Plan. This plan establishes a set of priority needs based on data from the current studies: 1) Analysis of Impediments to Fair Housing Choice, and 2) The Housing Needs Assessment as well as input from public and stakeholder input

The primary objective of Title 1 of the Housing and Community Development act of 1974 as amended is the development and sustainability of urban communities. The objectives include but are not limited to providing a suitable living environment, affordable housing, and expanded economic opportunities for citizens that meet the low to moderate income thresholds. To achieve these goals the Community Development Block Grant (CDBG) statutes and regulations established eligible activities and national objectives for proposed projects and activities. As an Entitlement Grantee, the City of Rock Island is required to ensure that the identified projects and activities comply with all of HUD's established rules and regulations.

The City of Rock Island uses CDBG Entitlement funds to address needs within the community using two of the three National Objectives and their associated categories:

- Benefit to Low- and Moderate-Income Persons or Households Low Mod Area Benefit (LMA)Low Mod Limited Clientele (LMC)Low Mod Housing Activities (LMH)Low Mod Job Creation or Retention Activities (LMJ)
- Elimination of Slum and Blight Slum Blight Area Basis (SBA)Slum Blight Spot Basis (SBS)Slum Blight Urban Renewal Area (SBR)

The City's affordable housing, community development, and economic development needs are outlined in the current five-year Consolidated Plan; the intended uses that are described in the AAP have been developed and implemented to meet those needs. The Consolidated Plan also contains information relevant to lead-based paint, project monitoring, citizen participation, fair housing, and performance measures. Additional activities that are not included in the current consolidated plan will be completed through a substantial amendment to the consolidated plan.

## **2. Summarize the objectives and outcomes identified in the Plan**

Data from the current Five-Year Consolidated Plan public and stakeholder input meetings indicated that improving housing conditions and creating suitable living environments were the top two priorities. In addition to the identified priorities, the collected data was used to establish ranked goals.

The City of Rock Island developed a series of goals based upon available data, input from citizens and stakeholders, consultation with housing providers, and public meetings. City staff identified the following goals, which will guide the use of CDBG funds throughout the remaining five-years. **Improve the Housing Conditions for LMI Residents.**

The City will improve the residential housing stock through the Neighborhood Housing Program. The City will continue to focus on improving the living environment of residents, helping to spur economic development/job growth, ensuring that housing for low- and moderate-income residents is safe, and investing in the continued City infrastructure. These programs will be made available to low- and moderate-income homeowners and renters but will benefit all residents in Rock Island through improved housing stock.

### **Create a Suitable Living Environment**

The City will rehabilitate housing stock that is in a dilapidated condition and is structurally sound. The City will demolish buildings in LMI areas that pose a risk for the health and safety of the neighborhood residents and that are not candidates for rehabilitation. Additionally, the City will provide code enforcement activities in targeted LMI areas that help improve the area along with the investment of city resources through improved infrastructure projects. These activities will be undertaken in an effort to support and encourage neighborhood revitalization within Rock Island.

### **Provide Public Services**

The City will provide funding to area non-profits to provide services that benefit the health and safety of LMI residents.

### **Reduce the Impact of Exposure to Lead-Based Paints**

The City will aid with lead-based paint remediation by leveraging funding through a Lead-Based Paint Hazard Reduction grant and Healthy Homes Supplemental funding. The project will address lead hazards in housing units providing safer homes for low and very low-income families with children under the age of six years old.

### **3. Evaluation of past performance**

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

#### **Evaluation of past performance**

The City continues to evaluate CDBG programs in Rock Island to ensure that the grant funds are being spent efficiently and provides that greatest benefit to residents. The current five-year consolidated plan has some noted changes from previous years.

- In Program Years 2020 and 2021, code enforcement activities paid through CDBG were conducted in targeted areas within the City, which included Census Tract 236. That Tract was identified in the 2019 Analysis of Impediments to Fair and Affordable Housing as a Racially or Ethnically Concentrated Area of Poverty (RECAP). Two smaller target areas were also included for CDBG funded code enforcement activities. Those areas met the legal definition of deteriorating or deteriorated as outlined in Illinois Municipal Code (65 ILCS 5/ART. 11 Div. 74.4) Tax Increment Allocation Redevelopment Act Sec. 11-74.4.2). Code enforcement activities were meant to be coupled with housing rehabilitation assistance to improve the housing stock and neighborhoods in the identified target areas. Following a review of this effort, however, it was determined that most residents in the targeted areas were seeking assistance on their own without a code enforcement officer's assistance. As such, it has been determined that there is insufficient justification for use of CDBG funding for code enforcement activities. Program policies and procedures will be updated to reflect this change.
- The Housing Rehabilitation Program is a forgivable loan program that is available to LMI residents of owner-occupied housing. The City recognizes that improving the living environments of LMI residents is a top priority to help ensure safe, healthy, and livable housing is available to all residents.

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

Summary from citizen participation section of plan.

The City of Rock Island seeks to include the input of residents prior to the development of the Annual Action Plan. The effectiveness of this process is essential in delivering the services and programs to residents while ensuring that the overall direction of the work is consistent with the expectations of residents and is responsive to neighborhood concerns.

The City ran a “Notice of Public Meetings” in the Dispatch Argus Newspaper, the city posted the meetings on the city website, Facebook page, and Instagram account. In addition to the social media posts the city posted flyers at the following locations: City Hall Lobby, both library branches, RI Growth Corporation, MLK Center, both Township Halls, Heart of Hope Outreach Center and IL/IA Center for Independent Living.

The public input meetings will be conducted on conducted April 18th, 2023 from 5:30- 6:30 pm and the second meeting was held on May 15th, 2023 from 5:30 to 6:30 pm. The City will also accept public comment on the DRAFT PY 2023 Annual Action Plan for thirty (30) days.

**5. Summary of public comment**

This will be provided after the meetings are held.

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

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ROCK ISLAND	
CDBG Administrator	ROCK ISLAND	Community & Economic Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Rock Island is the entity responsible for overseeing the process and development of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports. The City acts on behalf of all the partners providing services in and to Rock Island residents. As the Jurisdiction, the city completes environmental review records for our partners and administers grants on behalf of agencies and organizations providing services in Rock Island.

**Consolidated Plan Public Contact Information**

**Nichole Mata, Community Economic Development Manager**

**City of Rock Island**

[Mata.nichole@rigov.org](mailto:Mata.nichole@rigov.org)

**309-732-2907**

**Community and Economic Development Department**

**1528 3rd Avenue**

**Rock Island, Illinois 61201**

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

### **1. Introduction**

The AAP process requires that the City consult with public and private agencies when developing the plan. The City has adhered to 24 CFR 91.100, 91.200(b), and 91.215(I) requirements which state that the City shall consult with other public and private agencies that provide specialized services such as assisted housing and fair housing services, health services, and other public services that benefit citizens of Rock Island.

The City will hold a public meeting on April 18<sup>th</sup> and May 15<sup>th</sup> to gain input from Rock Island citizens and from other community resources. The purpose of the public meetings meeting is to gain input from citizens and organizations providing services in Rock Island.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

In Program Years 2020-2022 and current the City is in the process of a pilot project to determine the feasibility of a Homestead Program. The Program would take vacant or abandoned houses and fully rehabilitate them as affordable, single-family dwelling units. This would diversify the suite of housing rehabilitation activities undertaken by the City and create new units of affordable housing in the community. The pilot project was completed, and the rehabilitated house was sold to an LMI household. Overall, the pilot project was a success. However, local elected officials have expressed concerns about the proposed program and City staff continue to evaluate its feasibility. In Program Year 2022, City staff received approval from the City Council for a second Homestead rehabilitation project using remaining 2021 funds. If it is also successful, Staff will develop program policies and procedures for consideration by the City Council.

The City is a member of the QC Housing Cluster, an organization committed to addressing the lack of affordable owner-occupied and rental housing for LMI residents. The organization is committed to developing and assisting people with decent affordable housing throughout the Quad Cities.

City staff has formed a Community Development Commission (CDC). This board was formed for the commission to have an active role in making recommendations about the use of CDBG funds. It will hold public hearings as part of the Annual Action Plan development process. It will make recommendations to the City Council about which programs and activities should be approved and or funded. It will also help staff evaluate the performance of programs and activities to make sure they are helping, low-and moderate-income residents as intend. The goal overall is a more collaborative, inclusive, and transparent decision making-process



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

The City of Rock Island is a member of the Homelessness Connections of Northwestern Illinois Continuum of Care provider led by Project NOW. City staff works with Project Now, Rock Island Housing Authority, and other key stakeholders engaged in rapid rehousing and permanent supportive housing to help support low- and moderate-income individuals and families.

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

The City is a participating member of Northwestern Illinois Continuum of Care. Staff attend the bi-monthly regional work group meetings, assisting in the development of coordinated services to homeless individuals and families in the Quad Cities.

The CoC determined that Community Action Agencies (CAA) could best distribute funds throughout the CoC service area while ensuring no duplication of services. ESG funding was designated to go to those CAA's that demonstrated the ability to carry out the grant and partner with smaller CAA's. Each ESG recipient is required to submit quarterly reports and complete an annual performance report. The lead agency of the CoC (Project NOW) is the HMIS grant recipient and develops policies and procedures for the administration of HMIS based on HUD's guidelines.

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

The City is an important resource for public and social service agencies providing services to Rock Island residents. Conversely the city depends on these groups and agencies to help residents. Every year staff invite the agencies and groups providing services to attend the public meeting the table below lists the agencies and organizations that have been invited to the PY 2023 meetings.

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Humility of Mary Shelter, Inc. d/b/a Humility Homes and Services Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Humility Homes is a member of the CoC and the QC Housing Cluster, the city consults with Humility Homes as a stakeholder and helps as needed. The city provided funding to Humility Homes for the winter shelter program.
2	<b>Agency/Group/Organization</b>	The Clock Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Clock Inc. has attended public/stakeholder meetings and provides input on issues that concern the LGBT community. Clock Inc. has received CDBG public service funding to support programing and outreach activities.
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3	<b>Agency/Group/Organization</b>	Christian Care
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Health Services-Education Services-Employment Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Christian Care participates in public meetings and provides input on the priority needs for addressing and reducing poverty and homelessness in Rock Island. Christian Care is an active member of the CoC.

4	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Child Welfare Agency Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army participated in the stakeholder meeting and provided input on the priority needs for addressing the housing needs in Rock Island. The Salvation Army is a member of the CoC and the Housing Cluster. CDBG-CV funding was provided to the Salvation Army in conjunction with Project Now for rental assistance during the Pandemic.

5	<b>Agency/Group/Organization</b>	Heart of Hope Ministries
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Foundation Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Heart of Hope Ministries is a new stakeholder. In 2020 the city assisted Heart of Hope with a pass-through purchase of a house that will provide life skills and job training to program participants.
6	<b>Agency/Group/Organization</b>	DeLacerda House
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with HIV/AIDS Services-Health Services-Education Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DeLaCerde Housie is part of the CoC and the Housing Cluster.
7	<b>Agency/Group/Organization</b>	YWCA of the Quad Cities
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Services-Employment Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	World Relief
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Education Services-Employment Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	World Relief is a new stakeholder for the city. The current issue facing World Relief is lead poisoned children that live in Rock Islands older housing stock. The City has provided information on the lead program and will provide translation services if needed.
9	<b>Agency/Group/Organization</b>	Spring Forward Learning Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
10	<b>Agency/Group/Organization</b>	Rock Island Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	RIHA provides homes for over 700 families nearly 1,700 citizens living in the City of Rock Island. As the Jurisdiction, the city prepares the Environmental Review Records, currently the city is preparing the RAD conversion ERRÃÇÂ¿Â¿s.

11	<b>Agency/Group/Organization</b>	Quad Cities Housing Cluster
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Quad Cities Housing Cluster (Cluster) is a consortium of bi-state not-for-profit and for-profit housing service providers and developers, lenders, funders, local governments and members of the housing industry. Cluster members work collaboratively to address the overall housing needs and opportunities of the Quad City communities.
12	<b>Agency/Group/Organization</b>	The ARC of the Quad Cities Area
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Education Services-Employment Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
13	<b>Agency/Group/Organization</b>	Safer Foundation
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Safer Foundation is a new stakeholder for the city, providing input on job creation priority needs to reduce prison recidivism. The City is currently in conversations with Safer Foundation to network with other service providers.
14	<b>Agency/Group/Organization</b>	Community Caring Conference
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Caring Conference is a grass roots organization that provides support to neighborhoods through the creation of Neighborhood Block Groups, National Night Out events. The Community Caring Conference staff assist the city with the Citizen Participation process, distributing information, contacting neighborhood groups about public meetings and assisting with accessing locations for meetings.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All the agencies providing public or social services to Rock Island Residents were invited to participate in both the public input and stakeholder meetings.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Project NOW	Rock Island's goals align with the goals of Homeless Connections of Northwest Illinois to educate the community and its leaders, collaborate with local interest groups and leaders, value diversity in collaboration, encourage community service, and look forward to the future. Rock Island's goal to improve the housing conditions of income qualified residents, create a suitable living environment, and provide public services all have the benefit of helping to reduce the chances that an LMI person/family will become homeless. Ensuring the homes are safe, healthy, and livable is a goal that directly aligns with those of Project NOW.

**Table 3 – Other local / regional / federal planning efforts**

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

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City will hold two public input meetings using a virtual platform for one meeting and one in person meeting will be held on April 18, 2023 at 5:30 pm and a second meeting will be held on May 15, 2023, 2022 at 5:30 pm.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The City held two public input meetings. Both meetings were held in person and virtually.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The city has been awarded \$1,113,401 to undertake priority activities as outlined in the current Consolidated Plan. In addition, the city will allocate a total of \$ of unexpended previous program year funding, this includes funds remaining from PY, 2019,2020 and 2021. The city will leverage the CDBG funds with other grants to complete projects and activities proposed for PY 2022.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total: \$		
<b>CDBG</b>	<b>Public/federal</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	<b>\$1,113,401</b>	<b>\$636,132</b>	<b>\$340,191.06</b>	<b>\$2,089,72</b>		Program Year 2023 funding is currently being allocated for activities and projects outlined in the Consolidated Plan.

Table 5 - Expected Resources – Priority Table,

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City does not require matching funds for public service or public infrastructure projects. The City applies for grants through the Illinois Housing Development Authority to leverage CDBG funds that address affordable housing activities and blighted conditions of certain properties in the community.

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

In Program Years 2020 through 2022 and currently in 2023, the City is working on a pilot project to determine the feasibility of a Homestead Program. The Program would take vacant or abandoned houses and fully rehabilitate them as affordable, single-family dwelling units. This would diversify the suite of housing rehabilitation activities undertaken by the City and create new units of affordable housing in the community. The pilot project was funded through both HUD CDBG funds and a Strong Community Grant from the Illinois Housing Development Authority (IHDA). The house that was rehabilitated was owned by the City. It was purchased from the County which repossessed the property for nonpayment of taxes.

The pilot project was completed, and the rehabilitated house was sold to an LMI household. Overall, the pilot project was a success. However, local elected officials have expressed concerns about the proposed program and City staff continue to evaluate its feasibility. In Program Year 2022 and 2023, City staff received approval from the City Council for a second Homestead rehabilitation project. If it is also successful, Staff will develop program policies and procedures for consideration by the City Council.

The development of the Homestead Program is part of a larger effort to demonstrate that the City has the capacity necessary to apply to become a HOME grantee. HOME funds are for the express purpose of creating single and multi-family affordable housing opportunities. Given the competitive nature of HOME funds, it is important to establish a successful track record in housing rehabilitation. Specifically, the City seeks to demonstrate a capacity for whole-house rehabilitation projects.

**Discussion**

The proposed Homestead Program addresses a HUD requirement for the creation of affordable housing. Creation of affordable housing is a required matrix that the city must meet under Public Law 93-383; 88 Stat 633; 42 U.S.C. 5301-5321, Sec 101(c)(3) of the Housing and Community Development Act of 1974. This section states the following: "the conservation and expansion of the Nation's housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low to moderate income."

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2019	2023	Affordable Housing	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area	Improve the Housing Conditions for LMI Residents Create a Suitable Living Environment Reduce Impact of Lead Based Paints	CDBG: \$931,902.06	Housing Units Created: 1  Housing Units Rehabilitated: 35  Rehabilitation by Program: <ul style="list-style-type: none"> <li>• Emergency: \$200,000</li> <li>• Non-Emergency: \$200,000</li> <li>• TARRP: \$290,191.06</li> <li>• Neighborhood Housing Service Delivery: \$241,711.00</li> </ul>
2	Property Maintenance/ Code Enforcement	2019	2023	Affordable Housing	Targeted Reinvestment Area	Create a Suitable Living Environment	CDBG: \$132,000	Buildings Demolished: 4



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Service	2019	2023	Non-Housing Community Development	City of Rock Island	Provide Public Services	CDBG: \$167,010	Public service activities there than LMI Housing Benefit: 200 Persons Assisted
5	Job Creation	2019	2023	Non-Housing Community Development	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area	Create a Suitable Living Environment	CDBG: \$636,132.00	Jobs created/retained: 60 Businesses assisted: 15
6	Program Administration	2019	2023	Program Administration	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area	Improve the Housing Conditions for LMI Residents Create a Suitable Living Environment Provide Public Services Reduce Impact of Lead Based Paints	CDBG: \$222,680.00	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Homeowner Housing Rehabilitated: 35 household housing units, 1 proposed homestead rehabilitation projects. Funding amount includes NHP Service Delivery.  Rehabilitation Costs by specific program: (emergency prog: \$200,000, non-emergency: \$200,000, TARRP: \$290,191.06) total \$690,191.06.  NHP Service Delivery: 241,711.00 Total obligation: \$931,902.06
2	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Property Maintenance/Code Enforcement activities undertaken in the target areas to identify deteriorated conditions and help through the Targeted Area Repair and Rehabilitation Program to ameliorate deteriorated conditions in the target areas. Code Enforcement Service Delivery and Demolition: \$132,000
3	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: The City will provide funding to area non-profits to provide services that benefit the health and safety of LMI residents.
5	<b>Goal Name</b>	Job Creation
	<b>Goal Description</b>	Jobs created/retained: 60 Jobs, \$636,131 will be Commercial /Industrial Revolving Loan Fund.
6	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	The City provides staff to oversee the Administration of CDBG funds for the HUD CDBG programs. \$222,680

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The strategies listed in this plan address the third-year allocation for the City of Rock Island for PY 2023. The City will be managing the majority of the CDBG funding directly with the projects improving access to the existing housing stock and helping to create safer and more livable environments.

### Projects

#	Project Name
1	-Single-Family Owner-Occupied Housing Maintenance
2	Code Enforcement
3	Public Service
5	Job Creation Business Development
6	Administration

Table 7 - Project Information

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

The City allocates CDBG funds based on HUD formula "B". Fifty percent of the annual funding is allocated to address the age of the housing stock, 20% is allocated toward Growth Lag through public infrastructure and public facility improvement projects, and 30% is allocated to address population needs.

The funding formula is consistent with the priority needs outlined in the current Needs Assessment, the Regional Analysis of Impediments of Fair Housing Choice, and the Five-Year Consolidated Plan.

The issue that the city faces when addressing the underserved needs of the community is the 15% cap on public service activities. There is more need that can be addressed with the available public service funding that the city can allocate.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	-Single-Family Owner-Occupied Housing Maintenance
	<b>Target Area</b>	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Improve the Housing Conditions for LMI Residents Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$690,191.06
	<b>Description</b>	Housing Rehabilitation Activities: The City of Rock Island provides deferred loans to LMI residents to repair and rehabilitate single-family owner-occupied housing. The loans are forgiven if the home owner remains in the home for five years. There are three housing rehabilitation programs administered by the city and available to qualifying residents 1) The Emergency Housing Rehabilitation Program (total obligated \$200,000), this program is available city wide; 2) The General Housing Rehabilitation Program (total obligated \$200,000), also available city wide; 3) the Targeted Area Repair and Rehabilitation Program (total obligated \$290,191.06). This program is designed to address code enforcement violations with repair and rehabilitation assistance for the amelioration of deteriorated or deteriorating conditions within the boundaries of the targeted areas.
	<b>Target Date</b>	3/31/2024

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>At least 36 income qualified families will directly benefit from the housing rehabilitation programs. The programs have an indirect effect throughout neighborhoods considered low to moderate income areas where rehabilitation activities are occurring. When a house undergoes some form of rehabilitation, awareness is raised throughout the neighborhood about the programs and residents make inquiries to staff regarding services for their home. In addition to other rehabilitation efforts through the programs, neighbors work on their own homes, sprucing and cleaning up yards and completing other maintenance needs. The cumulative effect that the programs have in Rock Island neighborhoods far exceeds the amount spent on a single rehabilitation.</p>
<p><b>Location Description</b></p>	<p>The Neighborhood Housing Emergency and General Rehabilitation programs are available city wide to income qualified homeowners. The Targeted Area Repair and Rehabilitation Program is only available in three locations within the city.</p> <p>The Homestead Rehabilitation Program will be a city-wide program. The purpose of this program is to completely rehabilitate vacant, structurally sound structures and sell them as owner occupied affordable homes using the HUD HOME guidelines.</p>
<p><b>Planned Activities</b></p>	<p>Repair and rehabilitate single-family owner-occupied housing. The loans are forgiven if the home owner remains in the home for five years. There are three housing rehabilitation programs administered by the city and available to qualifying resident 1) The Emergency Housing Rehabilitation Program, this program is available city wide; 2) The General Housing Rehabilitation Program, also available city wide; 3) the Targeted Area Repair and Rehabilitation Program. This program is designed to address code enforcement violations with repair and rehabilitation assistance for the amelioration of deteriorated or deteriorating conditions within the boundaries of the targeted areas. 4) Proposed Homestead Program will rehabilitate properties for sale to owner occupied buyers.</p>
<p><b>2 Project Name</b></p>	<p>Demolition</p>

	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Removal of Sum and Blight
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	\$132,000
	<b>Description</b>	The City will demolish properties that are in neighborhoods that are activity being revitalized or are attractive nuisance and being used for illegal activity.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City will also demolish 4 substandard buildings that are located within qualifying census tracts during the program year.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Demolition: \$132,000
<b>3</b>	<b>Project Name</b>	Public Service
	<b>Target Area</b>	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$167,010
	<b>Description</b>	The City annually allocates funding to eligible public service activities.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 people will be assisted in LMI populated areas.

	<b>Location Description</b>	City of Rock Island
	<b>Planned Activities</b>	To be determined.
5	<b>Project Name</b>	Job Creation Business Development
	<b>Target Area</b>	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area
	<b>Goals Supported</b>	Job Creation
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$636,132
	<b>Description</b>	
	<b>Target Date</b>	03/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 51% of the business' assisted and the jobs created will meet the HUD income qualifications for assistance.
	<b>Location Description</b>	Business development/expansion and job creation will be carried out throughout the city. staff will make a concerted effort to promote activity in the Opportunity Zones and the Targeted Reinvestment areas.
	<b>Planned Activities</b>	Business Development/ expansion and job creation
6	<b>Project Name</b>	Administration
	<b>Target Area</b>	City of Rock Island Reinvestment and Services Area Targeted Reinvestment Area
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Improve the Housing Conditions for LMI Residents Create a Suitable Living Environment Provide Public Services Reduce Impact of Lead Based Paints



<b>Funding</b>	CDBG: \$222,680
<b>Description</b>	The City will use a portion of the annual award to administer the grant. Funds will cover salaries; consultant costs and basic program needs.
<b>Target Date</b>	12/31/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will manage and address all the programs that assist the residents of Rock Island.
<b>Location Description</b>	Program Administration assist activities throughout the city and in the targeted and reinvestment areas.
<b>Planned Activities</b>	Budget creation and reconciliation, report development, public meetings, stakeholder networking.

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

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

All projects supported with CDBG funds are within the Rock Island City limits. The large portion of CDBG funding is targeted for the rehabilitation of income qualified owner-occupied housing units. These projects fall throughout the City and are not limited in geography.

The City continues to conduct code enforcement in the Targeted Reinvestment Area. The largest TARRP area was identified as a RECAP in the 2019 Assessment of Impediments to Fair and Affordable Housing has over 51% of area residents who are LMI and meets the City's definition of "deteriorated or deteriorating." The City provides funding to improve the infrastructure and housing of these neighborhoods through a Neighborhood Housing Program forgivable loan for residential home rehabilitation.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Rock Island	25
Reinvestment and Services Area	25
Targeted Reinvestment Area	50

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

The investment in the targeted areas provides an area benefit for the neighborhoods, helps to reduce the impact of deteriorated conditions, and ensures that LMI residents have access to suitable living environments and a healthy and safe living environment. In addition, the funds obligated to housing improvements, enhances the neighborhoods and surrounding environs. This promotes other investment in surrounding homes and neighborhoods

# Affordable Housing

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

### Introduction

The availability of decent, safe, and sanitary affordable housing is a priority need in Rock Island. The high number of older housing stock in the community creates a need for home repairs/rehabilitation to maintain affordable housing and to revitalize neighborhoods.

The City's Neighborhood Housing Programs provide a way for income qualified residents to access rehabilitation funding to improve the safety and livability of their home.

As Rock Island’s housing stock continues to age, greater emphasis must be given to the rehabilitation and preservation of affordable housing for moderate, low and very low-income persons and families. Approximately 89% of Rock Island’s housing stock dates from the 1830 through 1990. Due to the efforts of several not for profit organizations working in Rock Island, new affordable housing and rental unit construction have been added to the City’s housing stock. Substandard housing continues to be a concern for low to moderate income households in Rock Island.

The City of Rock Island addresses and promotes affordable housing through the Neighborhood Housing Programs to meet the low to moderate housing (LMH) needs. The City oversees the housing resources including those used to rehabilitate and preserve affordable housing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	36
Acquisition of Existing Units	0
Total	36

**Table 9 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Rock Island partners with the Rock Island Housing Authority (RIHA) in its efforts to provide quality housing to its citizens, including those living in the most vulnerable neighborhoods.

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

RIHA demolished Lincoln Homes in 2019 and has completed the construction of 48 units of affordable housing at Lincoln Residences. This new affordable housing development meets the need for subsidized rental housing and is compatible with the overall redevelopment plans for the area.

The Housing Authority is currently converting their housing portfolio to Rental Assistance Demonstration (RAD) conversions. This conversion will allow the Housing Authority to leverage other public and private dollars for further improvements to the properties.

The City is completing the ERRS for these projects.

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

As part of the changing face of public housing, RIHA is assisting public housing residents in their efforts to become financially self-sufficient, and less dependent upon government assistance through the RIHA Self-Sufficiency (FSS) program. The FSS program partners with agencies and educational institutions throughout Rock Island County and the Quad Cities to help families develop the strengths, skills and experience necessary to achieve economic independence. Some key elements of the program include:

- **Homebuyer Incentive program:** Through this program Public Housing families participate in the program as new residents living at the 3rd & 11th Townhomes. RIHA also identified additional individuals who have expressed an interest in homeownership in the Homebuyer Incentive program. As part of the program, participants learn how to care for and maintain a home including interior and exterior care and maintenance. They also receive counseling and training in all aspects of household financial management. Pre-purchase workshops assist with new homeownership.
- **Escrow Account program:** This program currently includes 24 participants with an annual goal of 30 total participants. An escrow credit is based on the earned income increases of the family and is credited to the Escrow Account by RIHA during the term of the FSS contract. The more money an individual earns, the more money deposited into the escrow account. The escrow is not counted as an individual asset until the FSS contract is completed and only when the money is paid directly to the individual. A portion of this escrow account can be made available to the family during the term of the contract to enable the family to complete an interim goal such as

education or other employment related needs.

- **Family Self-Sufficiency (FSS) program:** This program assists public housing residents in their efforts to become financially self-sufficient, economically independent and less dependent upon government assistance.
- **Youth Build program** provides, at-risk youth 16 to 24 years of age the opportunity to earn their GED or high school diploma while learning soft job skills and receiving on the job training in carpentry and other trade skills, while also providing community service.

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

The Rock Island Housing Authority (Community Home Partners) is not designated as troubled.

**Discussion**

In 2003 RIHA developed a plan backed by definitive goals and measurable outcomes to completely redefine and reinvent public housing within the city of Rock Island. The RIHA Asset Management Plan clearly defined how the Agency intended to shift the organization’s vision, mission, purpose, policies, processes and philosophy toward the development of affordable mixed-income housing.

The goal is to include households with varying incomes while also providing quality housing options for the City’s most vulnerable residents. The strategy is to demolish existing obsolete public housing developments and replace them with mixed-income affordable for-sale and rental housing that is indistinguishable from other housing within the City.

With the full implementation of the original 2003 Asset Management Plan and the 2008 Implementation Plan, RIHA has demolished and redevelop Lincoln Homes, redeveloped the former Valley Homes site, and redeveloped Spencer Towers into mixed income properties. The Plan also requires the development of affordable in-fill for-sale and rental housing in multiple neighborhoods throughout the City based on defined need. RIHA completed a Comprehensive Housing Market Study of the City of Rock Island and the surrounding Quad City area to identify housing gaps within the City. With the results of the Market Study in hand, the RIHA Board of Commissioners will re-evaluate the 2003 Asset Management Plan and 2008 Implementation Plan and updating it to reflect current housing

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

### **Introduction**

The City does not currently receive other HUD funds, including HOME, ESG, or HOPWA. The City of Rock Island is a member of the Homelessness Connections of NW Illinois which is the Continuum of Care provider led by Project NOW. City staff works with Project NOW, Rock Island Housing Authority, and other key stakeholders to help support low- and moderate-income residents in need of housing.

The City will support activities in FY2023 intended to assist low- and moderate-income households at the greatest risk of becoming homeless.

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

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

The City remains committed to providing resource information and referrals to help residents who are at risk of becoming homeless or who are presently homeless access services that ensure they have affordable housing. Like many cities, it is the first responders who deal most frequently with persons who are in crisis. Police and fire are active in giving needed information on homelessness support to people who are in crisis. Rock Island has a variety of resources available for teens, families, veterans, and domestic abuse victims who are without housing. Additionally, the Community and Economic Development team make referrals and provide resource information during phone calls from residents, code enforcement activities, Neighborhood Housing Program intake, and other interactions with the public.

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

Project NOW, the Continuum of Care provider for Rock Island, reports that 418 individuals have entered their system requesting immediate shelter since January 2022. They currently have 73 households/93 individuals who are currently receiving services for emergency shelter in Rock Island. The need within the community is great, and the City, working with community leaders are working to address the root causes causing residents to experience homelessness. Project NOW reports that funding for rapid rehousing and homelessness prevention programs are stretched thin because of the rising cost of housing throughout the continuum. The City is actively helping to address homelessness by providing funding to public service organizations through the city's gaming grant programs. Each year, the City has supported non-profit providing homelessness services, like Winnie's Place, Bethany Children Services, and Stephen's Place, and Christian Care.

#### **Helping homeless persons (especially chronically homeless individuals and families, families**

**with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Permanent supportive housing is offered in the City of Rock Island to homeless persons with long term needs, as well as persons who have been diagnosed with a serious mental illness, developmental disability, or other health impairment. While the City's CDBG funding does not directly support these activities, other state and local resources are available to help address permanent supportive housing needs for these individuals.

Permanent supportive housing will continue to be provided by agencies that assist people who have mental or physical disabilities. The Robert Young Center located in Rock Island offers a Community Support Program, which provides psychiatric services, case management, recreation, and residential services to persons with a serious mental illness. The ARC of Rock Island County also provides residential services to persons who have a developmental disability and John Lewis Community Services provides permanent supportive housing to veterans.

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

Rock Island residents benefit from many homeless prevention activities ranging from homeowner repairs to direct rental assistance. The housing repair programs funded by CDBG are offered by the City of Rock Island to ensure that low and moderate-income individuals and families, including those with special needs, are not displaced due to unsafe or threatening housing conditions. Activities offered under these programs include roof repair and replacement, furnace replacement, and other actions needed to address emergency housing conditions. Habitat for Humanity also provides limited repairs to help keep low-income families and elderly persons in their homes.

The Salvation Army's Family Assistance Program serves Rock Island residents by offering emergency food, clothing, housewares, rental assistance, and utility assistance. Area veterans can also find help through the Rock Island County's Veterans Assistance Commission; services include rental assistance, food, medical equipment, and referrals. Rock Island Township and South Rock Island Township offices help income-qualifying residents with food, utility assistance, and other personal essentials. Alternatives for the Older Adult offers homelessness prevention activities by assisting older adults with health

problems to secure services that help them stay within their home or community.

Other local social service entities prevent homelessness by offering assistance that allows low-income households to devote a greater portion of their earnings toward housing expenses. Activities include childcare subsidies, weatherization, and food assistance. Agencies including Project NOW, Christian Family Care Center, Churches United, the Salvation Army, and SAL Family and Community Services all help individuals and families stay housed by offering these types of services.



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

### **Introduction:**

The City of Rock Island, in conjunction with its Metropolitan Statistical Area partners - Moline, Illinois and Davenport, Iowa - completed an updated Analysis of Impediments to Fair and Affordable Housing Choice (AI) in January 2019. The 2019 study was completed by Mosaic Community Planning.

The following impediments were identified in the 2019 AI:

- Continued need for an increased supply of decent affordable housing
- Lack of geographic diversity in affordable housing options
- Accessible housing for people with disabilities in short supply
- Community development planning lacks an equity focus
- Protected classes face a barrier to fairly accessing housing
- Community perceptions influence housing choice.

Additionally, a Racially/Ethnically Concentrated Areas of Poverty (RECAP) was identified in Rock Island, it is the only one in the regional MSA. HUD defines a RECAP as a census tract that has an individual poverty rate of 40% or more (or an individual poverty rate that is at least 3 times that of the tract of the average MSA, whichever is lower) and a non-white population of 50% or more.

Tract 236 along Centennial Expressway on Rock Island's western edge is roughly bordered by 9th Avenue on the north, 11th Street on the east, 18th Avenue on the south, Mill Street on the west. It includes the Douglas Park neighborhood and Douglas and Rauch Family Parks.

An estimated 2,074 residents are living in the RECAP tract, of which, a majority are black (62.3%). Whites make up 13.6% of the tract, followed by Asians (11.0%), and Hispanics (8.5%). These shares vary considerably from the City of Rock Island as a whole, where Black residents constitute 18.0% of the population and Asians make up 1.8%. Only the share of Hispanic residents is comparable at 9.4%.

Foreign-born residents are also represented in the RECAP tract. More than 20% of RECAP residents were born in other countries, compared to 6.2% of the population citywide. Specifically, residents born in Mexico, India, Burma, Nepal, other south-central Asian countries, and other countries in eastern Africa are represented.

The City is addressing issues identified in the RECAP tract by investing in improving the neighborhoods. The City provides investment through improved infrastructure in the neighborhoods and have targeted code enforcement along with the home rehabilitation programs. These measures

will help ensure that the neighborhood's housing supply and overall livability improves.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City continues to actively work to improve zoning ordinances, reduce crime, and support the Human Right Commission. Additionally, the City reaches out to residents, stakeholders, and other key community constituents for feedback on existing policies and to help shape future programs. The greatest barrier to improvement in income qualifying areas within the city is private investment and development. City staff are currently investigating avenues of investment and development.

**Discussion:**

The City also work to promote development through a Tax Increment Financing (TIF) district and Enterprise Zone. These designated areas allow the city some flexibility in assessing taxes, permit fees, and other incentives.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In addition to the efforts outlined in the Five-Year Consolidated Plan, the City of Rock Island continues to be involved in a number of efforts to address the needs of the underserved and promote efforts to coordinate the many components related to affordable housing, suitable living environments, and improving the livability of the community as a whole.

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

The primary obstacle to meeting underserved needs is the lack of identified and available resources. To overcome this obstacle, the City continues to actively pursue creative partnerships, both financially and in structuring projects that leverage the available funds (Douglas Park). In addition, it is the goal of the city to continually improve communications and participation with residents, business owners, partners, and other key stakeholders.

The City will continue to seek ways to expand the means by which those whose needs are underserved are informed about the financial and informational resources available to them, specifically the programs funded through the CDBG program. The City will continue to expand outreach to the Hispanic community by ensuring the program materials and information are available in Spanish. Additionally, the City will also continue providing translation services to reach the large population of residents who are part of the African refugee community.

The City continues to utilize gaming revenue, when budgeted, for annual grants that provide public service benefits to underserved residents. Past grants have included projects aimed at assisting homeless persons, providing childcare for low-income families, and increasing access to health care service for low-income persons.

The City's concerted effort to address challenges and housing deficiencies in the RECAP area will address a population whose needs are often unmet and underserved. In addition, code enforcement activities in the Targeted Reinvestment Area, low- and moderate-income residents will also be able to participate in the Neighborhood Housing Program. The programs provide forgivable loans that allows for much needed home rehabilitation projects. Additionally, the city will work to improve the infrastructure of the neighborhood.

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

The affordability and availability of housing continues to be a top priority for Rock Island. The aging

stock of housing, coupled with increased rental costs, have left many homes in blighted conditions.

### **Neighborhood Housing Program**

The City's Neighborhood Housing Program is funded through CDBG entitlement allocation and provides opportunities for low- and moderate-income residents to rehabilitate their homes. The assistance is provided in the form of a forgivable loan. The rehabilitation programs are designed to bring owner-occupied homes into compliance with property standards as specified in the City's Building Codes and Ordinances.

The Housing Rehabilitation Program also addresses emergency needs on a case by case basis. Emergency rehabilitation items are limited to inoperable furnaces/boilers, water heaters, broken water/sewer lines, non-compliant weather head, severely damaged roofs, and exterior accessibility issues for elderly and disabled persons.

### **New Housing Construction Tax Rebate Program**

The New Housing Construction Property Tax Rebate Program is a financial incentive from the City of Rock Island to buyers of newly constructed single-family homes or condominiums. This is a reimbursement program with funds paid to the homeowner after the annual property taxes are paid in full. The 10-year City Wide Program allows the home owner to receive a maximum reimbursement of \$2,000.00 per year with a maximum reimbursement of \$10,000.00 over a ten-year period. This program is instrumental in helping to increase/improve the housing stock, reduce empty/vacant lots, and improve the availability of affordable housing.

The City also offers a special property tax reimbursement program for new owner-occupied construction in the New/Old Town Chicago & Downtown/ North 11th St TIF Districts. The reimbursement is for 10 years, with 100% rebated the first year, 90% the second year, 80% the third year, etc. The maximum City rebate is \$1,500 per year. This program is aimed at increasing the economic viability of the downtown corridor which helps to increase the community livability, economic opportunity, and support an LMI neighborhood.

### **Home Ownership Made Easy Program**

The City's Home Ownership Made Easy (HOME) program encourages the development of vacant city lots for new residential homes. The City offers available lots for \$1.00 and the real estate transactions, and fees are waived for permits. Buyers also may qualify for the New Housing Construction Tax Rebate Program. The buyer must secure financing, build within 6 months, and live in the home for a minimum of five years.

This program helps to reduce vacant/abandoned lots that are owned by the City. Some of these lots benefited from the demolition program funded through CDBG. This ensures that new housing stock,

especially in blighted neighborhoods, is constructed in Rock Island. Traditionally, vacant housing was left alone and resulted in an increase in crime, decrease in adjacent home value, and decreased the livability of the neighborhood.

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

The City of Moline will be working with the Rock Island County Health Department, the City of Rock Island, the City of East Moline, and the City of Silvis to administer \$2,240,000 for 2019 Lead-Based Paint Hazard Reduction grant program funding and \$160,000 in Healthy Homes Supplemental funding. The project will address lead hazards in housing units providing safer homes for low and very low-income families with children. The City will also perform healthy homes assessments. A total of 50 homes will have lead paint remediation in Rock Island over the course of the 3.5-year grant period.

The grant provides a valuable source of supplemental funding to address housing renovation costs and comply with the Federal lead-based paint regulations

Activities to be funded under the grant include:

- Lead-based paint treatment and control – this would include eliminating, containing, encapsulating or otherwise reducing exposure to lead in windows, doors, walls, exterior surfaces (walls, window sills, porches, eaves, soil, etc.) as part of property renovation. Expenses for testing and clearance would also be included.
- Training and Education – for contractors and their employees so they can become proficient in lead-safe renovation and treatment techniques and therefore comply with state licensing requirements. Required insurance coverage could be paid for, in whole or part, by the grant. Funding could also be provided to augment the County Health Department's public education efforts related to lead hazards.
- Relocation / Supplies – funds would available for temporary relocation of residents and their possessions while home repairs are being made.
- Administration – costs related to program administration and coordination of various program components would be covered through the grant.

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

The City continues to work to reduce the number of poverty-levels families. The City's primary focus has been on encouraging economic growth, increased job creation, and fostering programs that bring living-

wage jobs to the community.

### **Tax Increment Financing (TIF) districts**

Through negotiated agreements, the City offers assistance for new construction projects and renovation of existing buildings within Rock Island's five Tax Increment Financing (TIF) districts. The TIF districts are adjacent to the RECAP area identified in the 2019 Assessment of Impediments to Fair Affordable Housing. Improving these commercial areas has a direct economic impact of the low- and moderate-income residents in the RECAP area. The TIF district, since it is adjacent to the RECAP area, also abuts the Targeted Reinvestment Area identified in the Consolidated Plan and 2019 Action Plan.

The TIF districts may assist developers with assessment and cleanup of contaminated soil, building rehabilitation, construction of engineered barriers, demolition/site preparation and land assembly costs.

### **Enterprise Zone**

Enterprise Zone is a specific area designated by the State of Illinois to receive tax incentives and other benefits to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state. The Rock Island Enterprise Zone allows for property tax abatement and sales tax exemption.

### **Business Incentive Programs**

The City of Rock Island offers a variety of programs to assist both existing and new businesses wishing to undertake a sustainable improvement project. The Facade Improvement Program provides a dollar for dollar match of 75% of the total project costs (up to the maximum match of \$7,500) of Energy Star rated products, green roofs, and other energy-efficient or environmentally sound materials for exterior improvements to an existing commercial property is available. Additionally, the Permit Fee Rebate program allows the city to rebate a portion of the building permit fee associated with the construction of a LEED-certified building.

These programs continue to revitalize the downtown commercial area and improve the livability of the adjacent neighborhoods. Programs such as these are key to bringing in new employment opportunities, encouraging the growth of existing businesses, and create job opportunities

### **Actions planned to develop institutional structure**

The City is committed to continuing their education and understanding of CDBG funding to the community and working closely with HUD. When reasonable, the city will send staff to train and participate in webinars. The city will continue to update and receive feedback from the City Council on the status of projects and the progress of meeting program goals. Institutional transparency and communication with the community are a top priority for all city projects. City staff will continue evaluating and improving programs to ensure the needs of the community are being met with the

available funding and resources

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

The City of Rock Island participates in regional groups and coalitions that address homelessness, affordable and fair housing, and economic development. The City will continue to explore ways to coordinate CDBG activities with other regional CDBG entitlement communities. The city will work with other communities in the Quad Cities in implementing the activities outlined in the Lead Based Paint Hazard Reduction grant and Healthy Homes Supplemental funding.

In addition, the city is working to create affordable housing opportunities for Housing Authority THRIVE participants. The THRIVE program is a voluntary five-year program that provides a pathway for Public Housing residents to improve their quality of life and economic situation. The program provides financial management skills, educational, and work program opportunities. During the five-year period a portion of their rent is deposited into an interest-bearing account. When participants complete the program, the participants can use the saved funds for a down payment on a house or they can further their education. The THRIVE program is an important tool to help lift people out of poverty situations and off public assistance.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The city attempts to focus at least 90% of the annual CDBG grant award on meeting the direct needs of income qualified individuals and families

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

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities 0