



DU PAGE COUNTY

CDC - Executive Committee

Draft Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, July 2, 2024

11:35 AM

ROOM 3500B

1. CALL TO ORDER

Chair Chassee called the meeting to order at 11:35am.

2. ROLL CALL

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator; Ashley Miller, Community Development Manager; Jena Hencin, Senior Housing and Community Development Planner (Remote); Momina Baig, Housing and Community Development Planner (Remote); Chloe Harrington, Housing and Community Development Planner (Remote); Alyssa Jaje, Housing and Community Development Planner (Remote), and Amish Kadakia, Senior Accountant (Remote).

Assistant State’s Attorney - Trevor Prindle.

Others Present: Paula Deacon Garcia - District 2.

PRESENT	Bastian, Bricks, Chassee, Childress, Crandall, Gustin, LaPlante, and Yoo
ABSENT	Cage, Krajewski, Schwarze, and Todorovic

3. PUBLIC COMMENT

There was no Public Comment.

4. APPROVAL OF MINUTES

4.A. [24-1938](#)

CDC Executive Committee - Regular Meeting - Tuesday, January 2, 2024

There were no additions, corrections or changes.

On Voice Vote, the January 2, 2024, Minutes were approved.

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Michael Childress

5. COMMITTEE VOTE REQUIRED

24-1977

PowerPoint- 2025-2026 CDBG, ESG Application Process

5.A. [24-1939](#)

Recommendation for Direction and Approval of the changes to the 2025-2026 Community Development Block Grant (CDBG) Neighborhood Investment and Public Service Application Rounds and Application Solicitation Plan.

LaPlante made the Motion, Seconded by Crandall to approve the Recommendation for Direction and Approval of the changes to the 2025 - 2026 Community Development Block Grant (CDBG) Neighborhood Investment and Public Service Application Rounds AND Application Solicitation Plan.

The floor was given to Julie Hamlin, Community Development Administrator, who provided a PowerPoint Presentation to explain the request made to the Committee.

Slide 2 Additional Information - The request is specifically for the Community Development Block Grant program as well as Emergency Solutions Grant applications. The ESG grants are somewhat attached to the CDBG Public Service grant.

Slide 3 Additional Information - Typically CDBG requires 51% or more low-mod in the census tract block group area and service area. DuPage County is at 43.1 % which will be effective August 1, 2024. A project will have to be located in and primarily serve that particular percentage of low to moderate income individuals.

Slide 4 Additional Information - HMIS is a HUD-required system the County reports.

Slide 5 Additional Information - The County is in the process of preparing the next five-year Consolidated Plan. As part of the Consolidated Plan process, the County is required to do robust outreach and engagement with the Community and interested stakeholders

Slide 12 Additional Information - The second half of the questions asked of the nonprofits were related to the "high needs" category. The County wanted to know what services were already available. The County wanted to identify the gap that exists to serve these clients.

Slide 13 Additional Information - The County needed to factor in what the Community felt was the high priority versus what was actually available and the nonprofit partners were already providing.

Slide 14 Additional Information - The removal of Community Wide Facilities portion of the application was suggested because municipal partners did not indicate this was a priority or have low-mod areas in which there were plans to build a community-wide facility.

Removal of Planning Studies because, historically, the department has not received planning studies applications. For planning studies to be funded by CDBG it has to specifically relate to a CDBG or cross-cutting requirement, i.e. fair housing plan, and multi-jurisdictional plan related to CDBG funding.

Survey responses to address the community's vulnerability to climate change consisted of combined water and sanitary sewer separation projects, green infrastructure projects, permeable pavers. Within in a park, covered shelters, misting stations would meet this criteria. This would be identified in the municipal partners scope of work on the application and then scored based if they would be able to address climate change in the community. Within the Consolidated Plan, the County is required to address the climate change issue.

Slide 18 Additional Information - The last application round focused on providing supportive services to homelessness individuals and those at risk of homelessness including emergency shelter, legal assistance, financial resources, foreclosure prevention and tenant-based rental assistance. In part, due to the Pandemic and based on the feed-back received from the nonprofit partners and community feed back, there has been a shift in needs. The Department requested guidance on how the Committee would like to target the public service funding application (noting there is a 15% funding cap of roughly \$530,000), and the types of projects that could be funded. The Public Service applications are specifically salaries and benefits support for staff that are running the public service programs. It would not be used to create or construct new housing. This would be used for case management and wrap-around support.

Chassee asked for ESG information and the impact it would have with these proposed changes. Hamlin stated that the CDBG Public Service and ESG applications were somewhat combined. The ESG applications were specifically to support homeless and those at risk for homelessness within the described five categories. There were no proposed changes for the ESG application. Keating also added that due to the County's geographic area, the County has received an increase in homeless prevention services to the Continuum of Care from the Illinois Department of Human Services (IDHS). With the additional funding, legal services for individuals at risk of homelessness has been added. This category would be dropped in CDBG but has been picked up by IDHS.

Gustin thought the Supreme Court changed the law on homeless people living on parkways and parks, etc. Was there a program to assist these individuals to find housing, assuming it would fall under the "housing services" options which was listed in all the surveys as a high priority. Keating explained that this was what the Street Outreach employees at DuPage Pads did. They engage with unsheltered homeless to encourage them to accept services. When space is available at the Interim Housing Center, they encouraged them to come and stay there. These CDBG Public Service funds cannot be used to lease apartments and will not create more housing.

Gustin then requested information on how the mortgage assistance program worked; was it a downpayment assistance program or does it help if a person already has a mortgage. Hamlin stated that this would be based on nonprofits that already provide that service. She was unaware of a nonprofit in DuPage County that assisted individuals that already have mortgages. H.O.M.E. DuPage provides foreclosure prevention, financial education and will guide homeowners who are at risk of foreclosure or in the foreclosure process. That fact that there was not a known organization that assisted persons who currently have mortgages may be the reason the gap exists. It would be possible for a nonprofit

partner to apply for funding to create that program and use CDBG Public Service for a new employee position. Gustin said then that the funds would not go directly to the client. Hamlin said it would be like case management support informing them of all the wrap-around services that might be available to them.

Yoo requested clarification on what was being asked of the Committee. She wanted verification that Option 1, Option 2 and Option 3 was what the Committee would be making a decision on. Chassee said that was correct. Hamlin also said for the Committee to approve the changes to the Neighborhood Investment application as well. Yoo then asked how Option 2 and Option 3 were different from Option 1, if the highest priority needs are Option 1, why were Option 2 and Option 3 presented. Hamlin did not want to limit it to one category, based on there being gaps present in the other categories. She was requesting feedback from the Committee if the focus should be on the highest need, especially with only 15% of the funding able to be used for public service. She did not want to necessarily rule out other categories, specifically behavioral health, since the Community Needs survey also showed behavioral health as a gap in services. Gustin said County Board and the Chair were focusing on mental health.

At this point Keating asked how behavioral health and mental health were differentiated; was there a description on the survey. Hamlin said no. There was no clarification in the survey. The responses from the nonprofit partners showed there was a little bit of a difference in regards to which one had a gap.

LaPlante agreed with Option 1 and the Committee should be focused on what the purpose was of the grants. There were other committees/people supporting the mental health aspect. If the department tried to do too much, it diluted the efforts so that the results were not so impactful or efficient. Hamlin said it was important to remember the regulatory requirements of CDBG. Mental and behavioral health did not just impact low to moderate income individuals. These funds could only be used to support those that are primarily low to moderate income.

Gustin commented why include mental health or behavioral health on the surveys if it is not relevant to the funding source. Gustin felt that by incorporating County initiatives, it would provide more help in different areas, but understood specializing in one area was acceptable, as long as the way the funding was used was in compliance with the federal government. Chassee said from a municipal standpoint, she felt the survey helped guide, particularly for nonprofit partners, to some of the other areas they could focus on. Many of the nonprofits have programs that extend well beyond what the County and Committee were able to support with CDBG funding. Chassee said she has been on this Committee for quite a while and has seen the Committee try to be all things to all people and it becomes very complicated. What Chassee understood from the memo was the focus was shifting post-pandemic, from help paying for actual housing to helping to support efforts to assist with housing permanency. She felt addressing the highest priority needs was what should be focused on. Garcia said according to the graphs shown, she agreed with Option 1 being the most important. Affordable housing is a huge need in DuPage County.

Chassee felt she was starting to hear a consensus for Option 1, if so she would entertain a

motion that this would be the direction to take. At this point Yoo asked if there would be any unintended consequences if Option 1 was approved. Would the nonprofits have payroll problems with just Option 1 if they also did behavioral/mental health assistance. Would it affect their ability to apply. Hamlin said that if they have a program that supported the housing needs component, they could target their application for that staff member. They could then shift their other funding to cover behavioral/mental health case management person. Keating said that is the world nonprofits work in. That was why the round of funding is being down for 2025 and 2026, so that the agencies know they will receive funding for two years. Applications for the 2025-2026 will be taken in the Fall for funding to begin in April 2025.

MOTION TO APPROVE "OPTION 1"

Gustin made the Motion to Approve Option 1 by "Focusing on the Highest Priorities needed by Accepting Applications for Programs that provide Housing Services including Housing Navigation, Rent or Mortgage Assistance or Case Management focusing on Housing Support or Support for TBRA Administration", Seconded by Yoo. On a Roll Call Vote, all Ayes, the Motion passed.

Keating also stated a motion was needed for the changes to the municipal Neighborhood Investment application, which the recommended changes included removing Planning Studies, removing Community Wide facilities and adding a component about hazard mitigation related to Climate Change.

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Yeena Yoo
AYES:	Bastian, Bricks, Chassee, Childress, Crandall, Gustin, LaPlante, and Yoo
ABSENT:	Cage, Krajewski, Schwarze, and Todorovic

MOTION TO APPROVE CHANGES TO THE MUNICIPAL NEIGHBORHOOD INVESTMENT APPLICATION

Gustin made the Motion to Approve the changes to the Municipal Neighborhood Investment Application, which the recommended changes include removing Planning Studies, removing Community Wide facilities and adding a component about hazard mitigation related to Climate Change, seconded by Childress. On a Roll Call Vote, all Ayes, the motion passed.

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Michael Childress

AYES:	Bastian, Bricks, Chassee, Childress, Crandall, Gustin, LaPlante, and Yoo
ABSENT:	Cage, Krajewski, Schwarze, and Todorovic

6. OTHER BUSINESS

There was no Other Business.

7. ADJOURNMENT

LaPlante made the Motion, Seconded by Yoo to Adjourn the meeting at 12:12pm.

On a Voice Vote, all Ayes, the meeting Adjourned.

LaPlante made the Motion, Seconded by Yoo to Adjourn the meeting at 12:12pm.

On a Voice Vote, all Ayes, the meeting Adjourned.

RESULT:	ADJOURNED
MOVER:	Lynn LaPlante
SECONDER:	Yeena Yoo

8. NEXT MEETING DATE - AUGUST 6, 2024



DUPAGECOUNTRY

Community Development Commission



Funding Overview

Program	Year	Amount
CDBG	2024	\$3,663,504
ESG	2024	\$286,741

CDBG Regulatory Maximums:

Admin & Planning: 20% (\$732,700)

Public Services: 15% (\$549,525)

ESG Regulatory Maximums:

Admin & Planning: 7.5% (\$21,505)

Street Outreach & Emergency Shelter: 60% (\$172,045)





CDBG Overview

Community Development Block Grant (CDBG) funds must benefit low- and moderate-income persons.

- Neighborhood Investment Projects must be located in and serve an area that meets the low-moderate-income requirements.
 - Census Tract Block Groups with at least 43.1% low-moderate population (DuPage County exception criteria effective 08/01/2024); or
 - Completion of a HUD approved income survey of the service area to demonstrate an acceptable low-moderate population will benefit.
- Public Service Projects must benefit at least 51% low- or moderate-income persons.
 - Presumed benefit groups: abused children, battered spouses, elderly persons, adults meeting the Bureau of the Census' Current Population Reports definition of “severely disabled,” homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or
 - Documented information on family size and income.



ESG Overview

Emergency Solutions Grant (ESG) Program funds must be used to support homeless or those at risk of homelessness under the following categories:

- Street Outreach - providing essential services necessary to reach out to unsheltered homeless people and connect them to resources.
- Emergency Shelter – providing essential services to homeless families and individuals in emergency shelters.
- Homelessness Prevention - provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter uninhabitable space.
- Rapid-Rehousing – provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move into permanent stable housing.
- Homelessness Management Information System (HMIS) - pay the costs of contributing data to the HMIS designated by the Continuum of Care.



Community Needs Surveys

Surveys pertaining to the DuPage County’s 2025-2029 Consolidated Plan were distributed to stakeholders and residents to obtain feedback regarding current needs within the community. The responses have been incorporated into development of our priority needs.

Three survey opportunities were available and included Community Needs (English and Spanish), Non-Profit Needs, and Municipal Needs.

Surveys were available online or in paper format (if requested) and results were collected from May 1, 2024, to May 31, 2024.

Responses Received:

Community Needs English – 366

Community Needs Spanish – 21

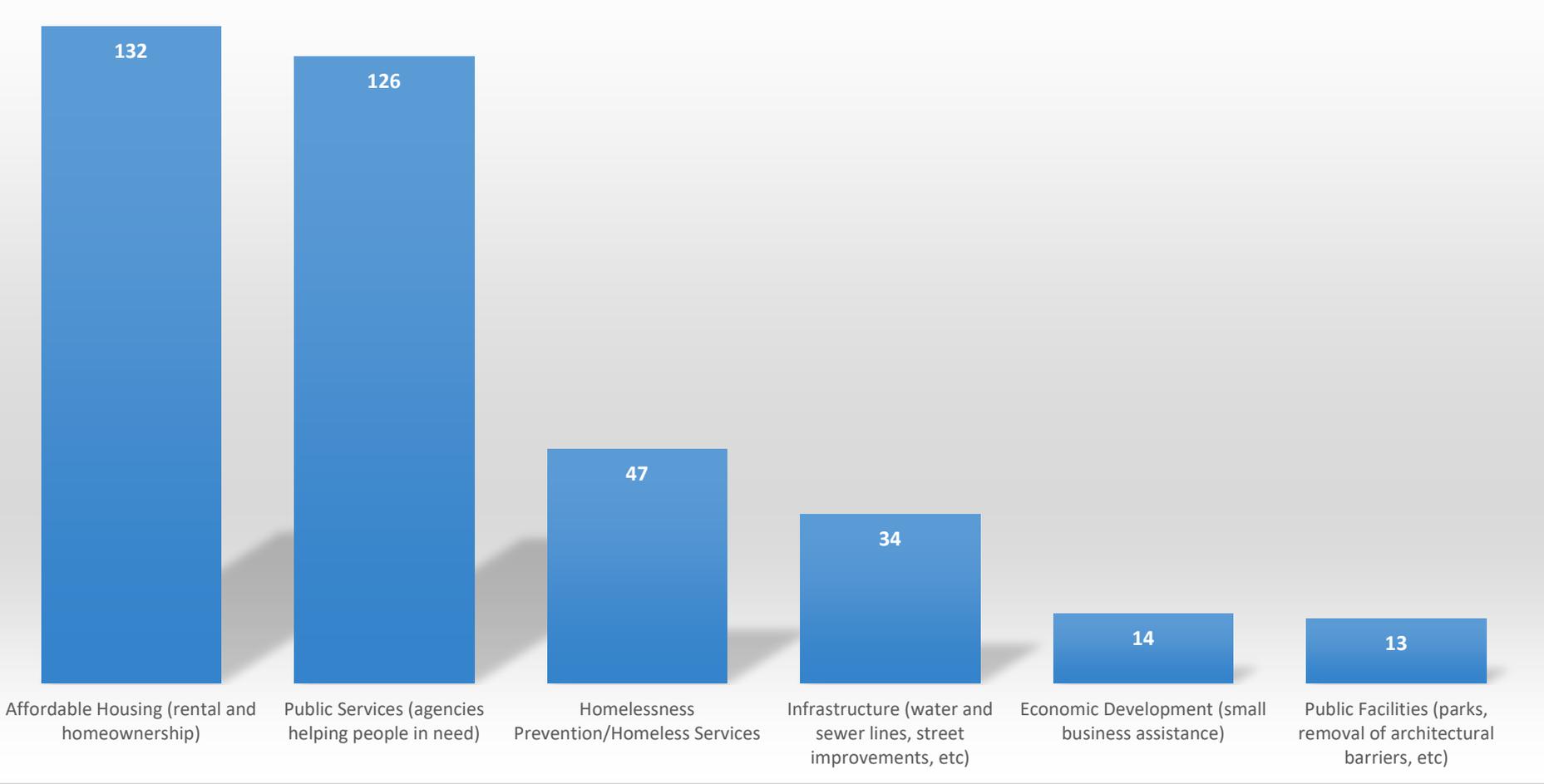
Non-Profit Needs – 52

Municipal Needs - 26



Community Needs Survey Results (English)

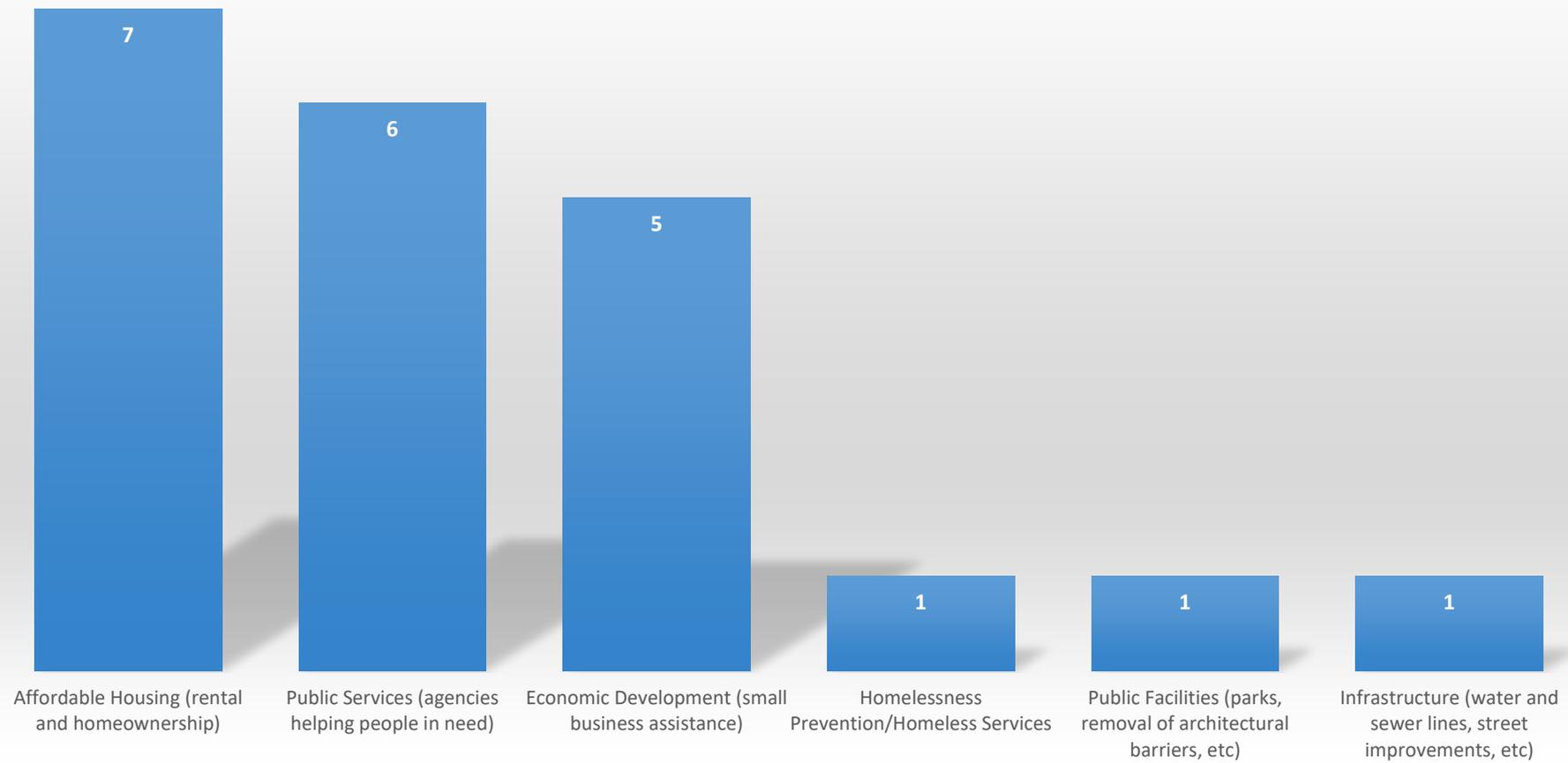
Which area of need is of the greatest interest to you?





Community Needs Survey Results (Spanish)

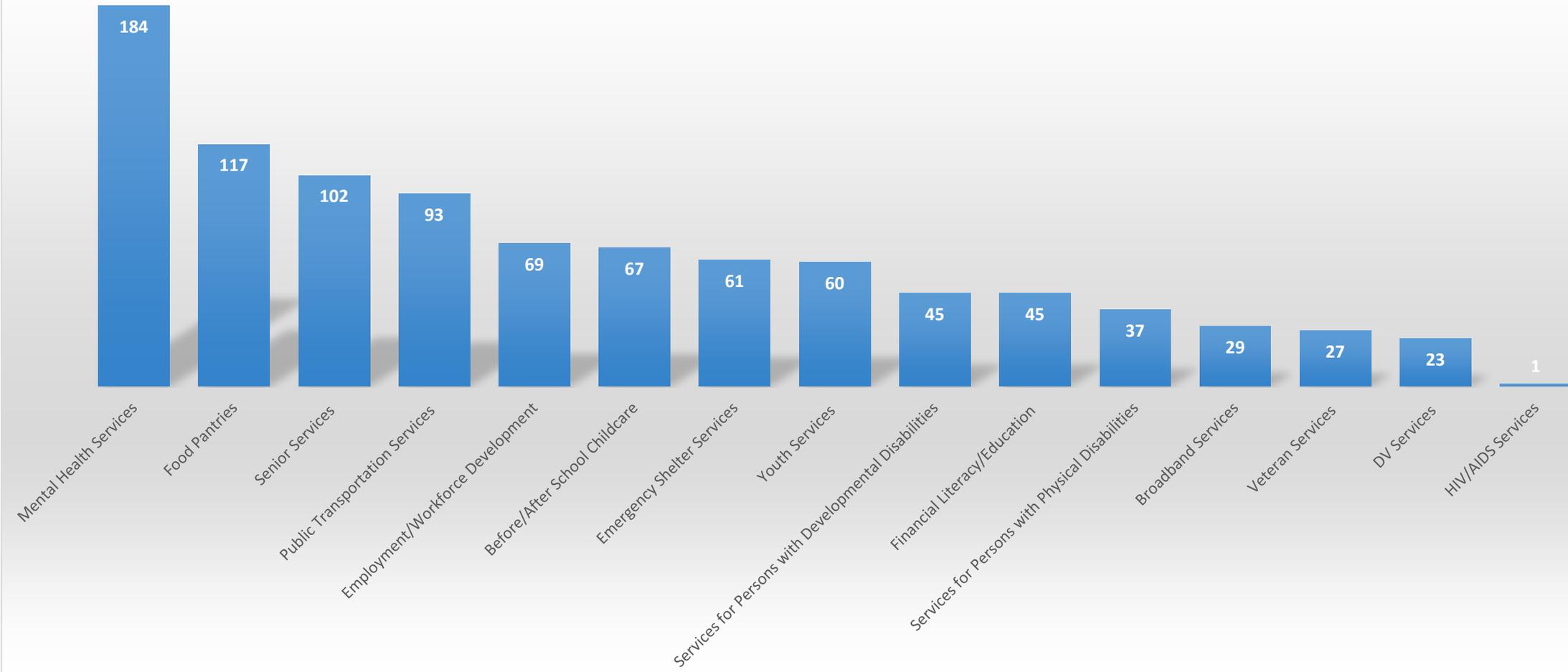
Which area of need is of the greatest interest to you?





Community Needs Survey Results (English)

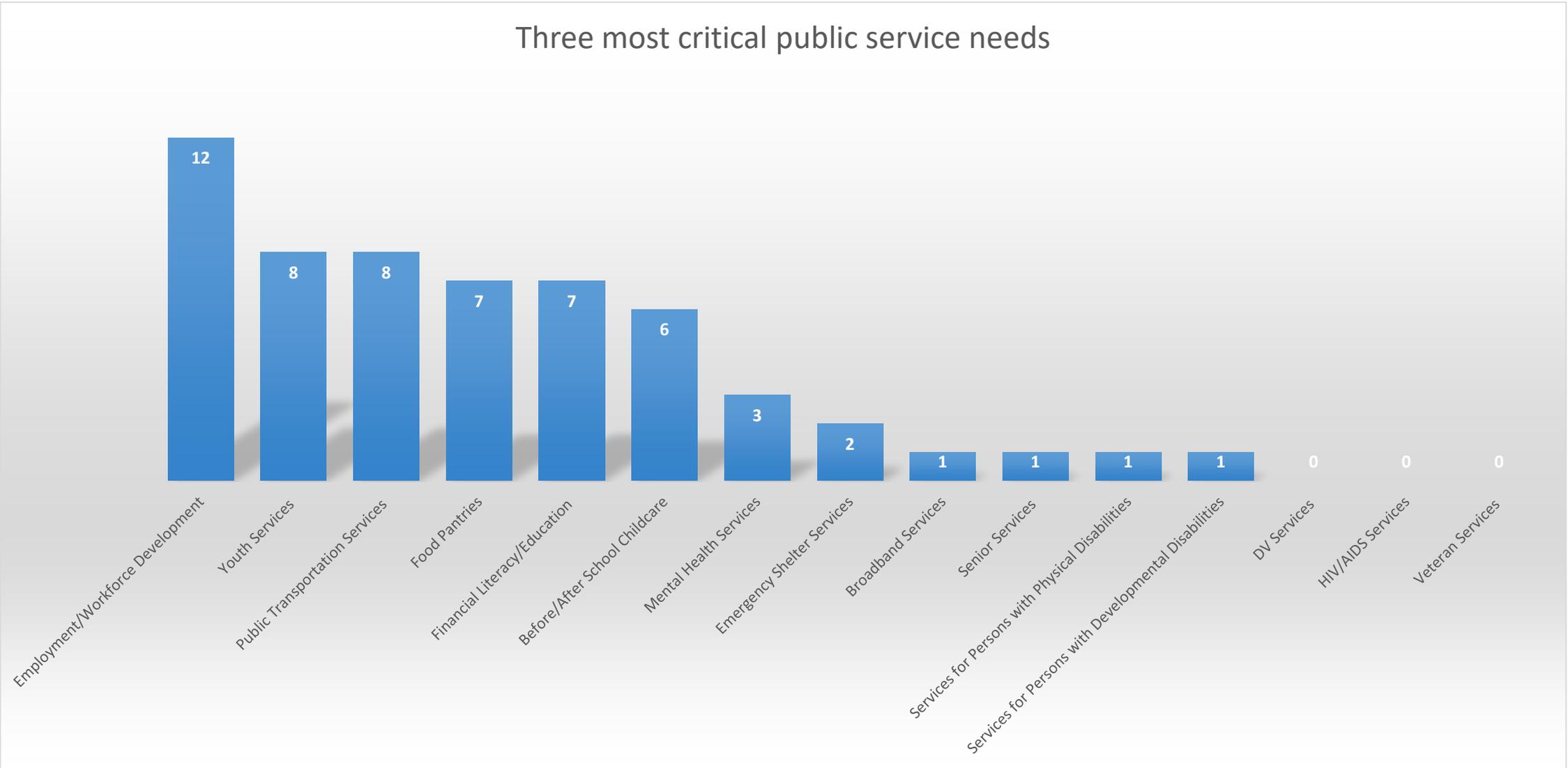
Three most critical public service needs





Community Needs Survey Results (Spanish)

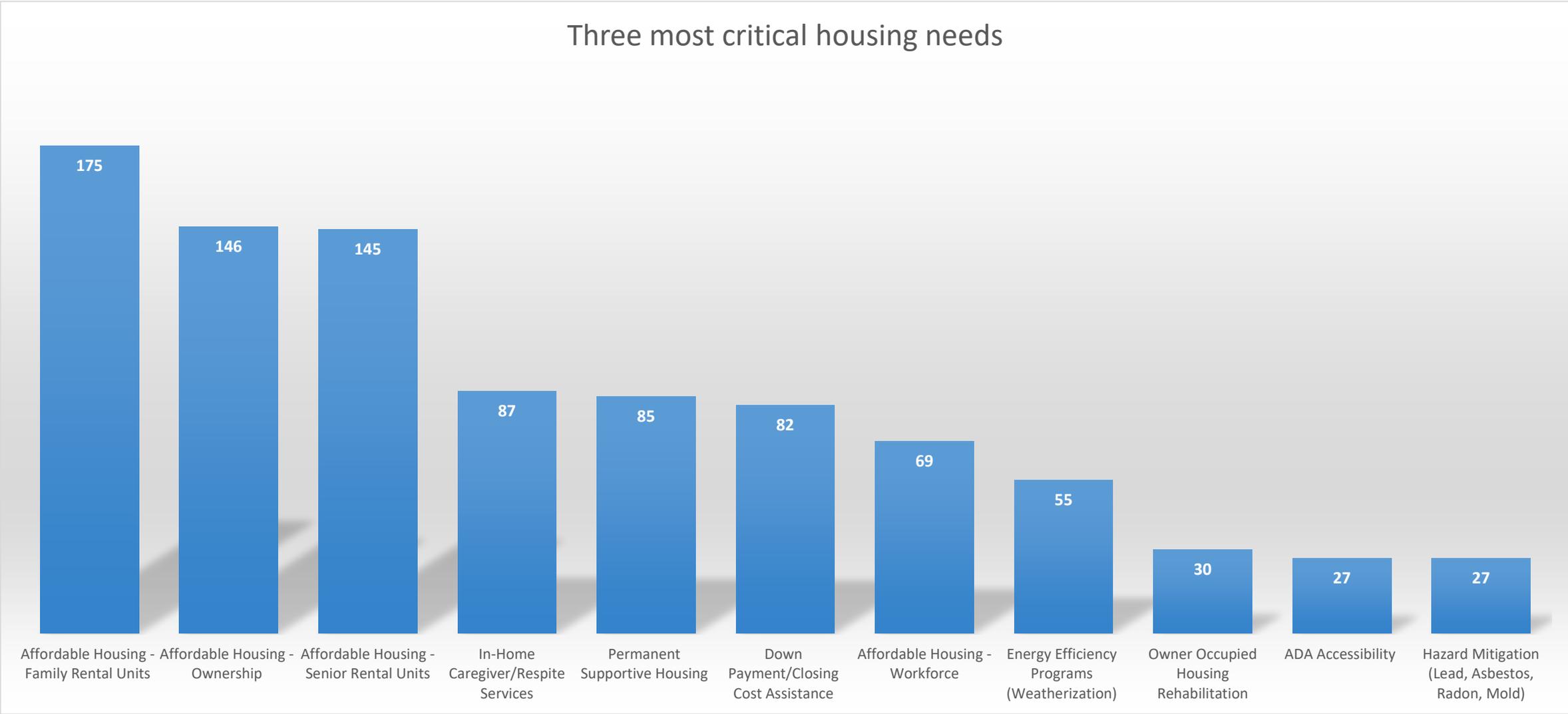
Three most critical public service needs





Community Needs Survey Results (English)

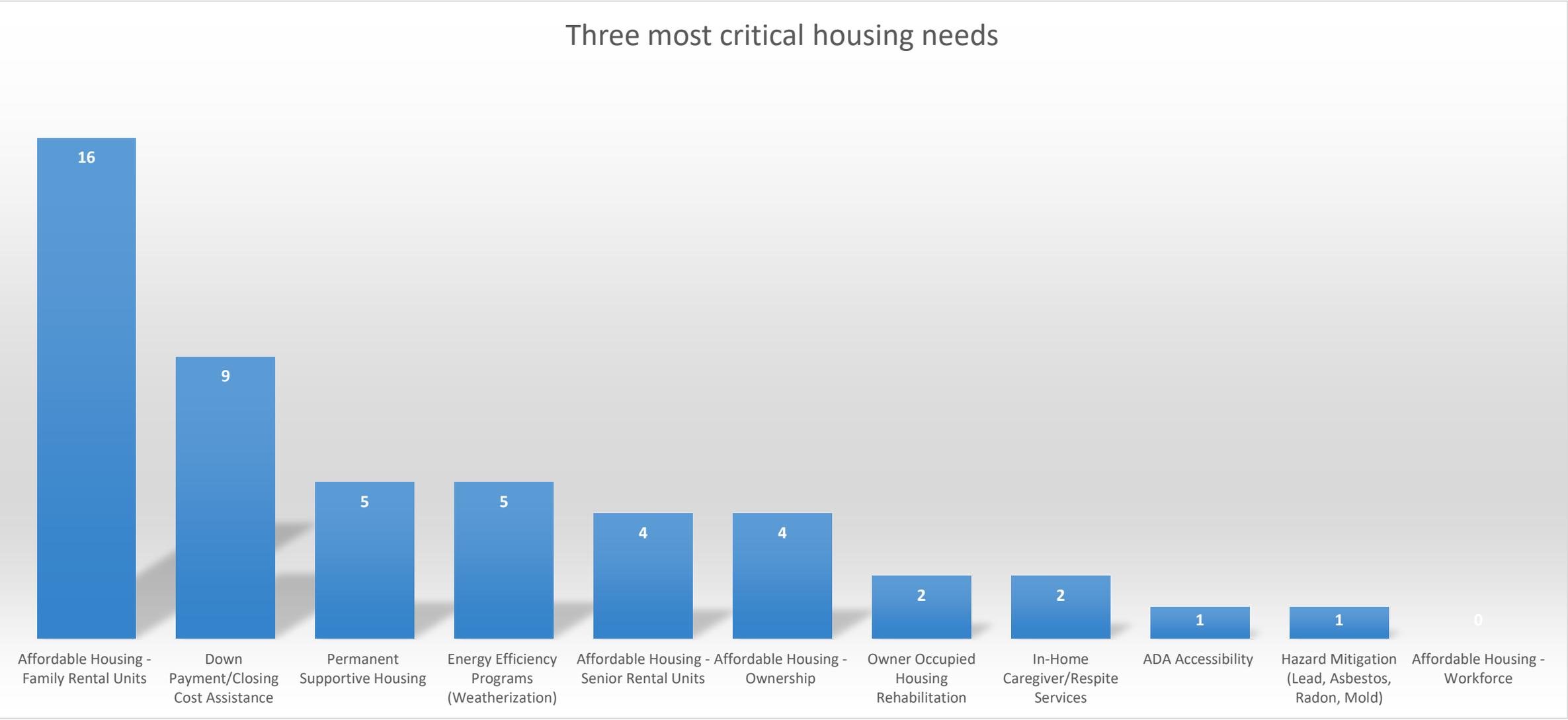
Three most critical housing needs





Community Needs Survey Results (Spanish)

Three most critical housing needs





Non-Profit Needs Assessment

Non-Profits were asked to provide feedback on the following:

- Critical Public Service Needs
- Existing Public Services which are most available

- Critical Homelessness Prevention Services Needs
- Existing Homelessness Prevention Services Available

- Critical Housing Needs
- Existing Housing Opportunities

- Critical Employment Needs
- Existing Employment Opportunities

- Critical Health Needs
- Existing Health Services

- Capital Needs at Non-Profit Offices and Buildings used to provide services



Public Service Needs

Public Service Needs			
Category	Need	Availability	Difference
Rent/Mortgage Assistance	21	7	14
Housing Navigation Services	12	4	8
Behavioral Health Services	17	10	7
Youth Services	9	4	5
Services for Persons with Physical Disabilities	10	5	5
Services for Persons with Developmental Disabilities	16	11	5
Mental Health Services	20	15	5
Public Transportation Services	9	5	4
Landlord Engagement	6	3	3
Employment/Workforce Development Services	16	13	3
Veteran Services	2	2	0
Before/After School Childcare	4	4	0
Senior Services	10	10	0
HIV/AIDS Services	0	1	-1
Emergency Shelter Services	6	7	-1
DV Services	1	3	-2
Broadband Services	2	5	-3
Financial Literacy/Education	4	8	-4
Utility Assistance	4	9	-5
Food pantry	14	26	-12



Municipal Needs Assessment

Municipalities were asked to provide feedback on:

Public Facility and/or Infrastructure Priorities

- Water and Sewer Improvements
- Street Improvements
- Sidewalk Improvements
- ADA Compliance Improvements
- Parks and Recreational Facility Improvements
- Solid Waste Disposal
- Flood/Drainage Improvements
- Tree Planting
- Historic Preservation
- Neighborhood Facility Improvements

Economic Development Priorities

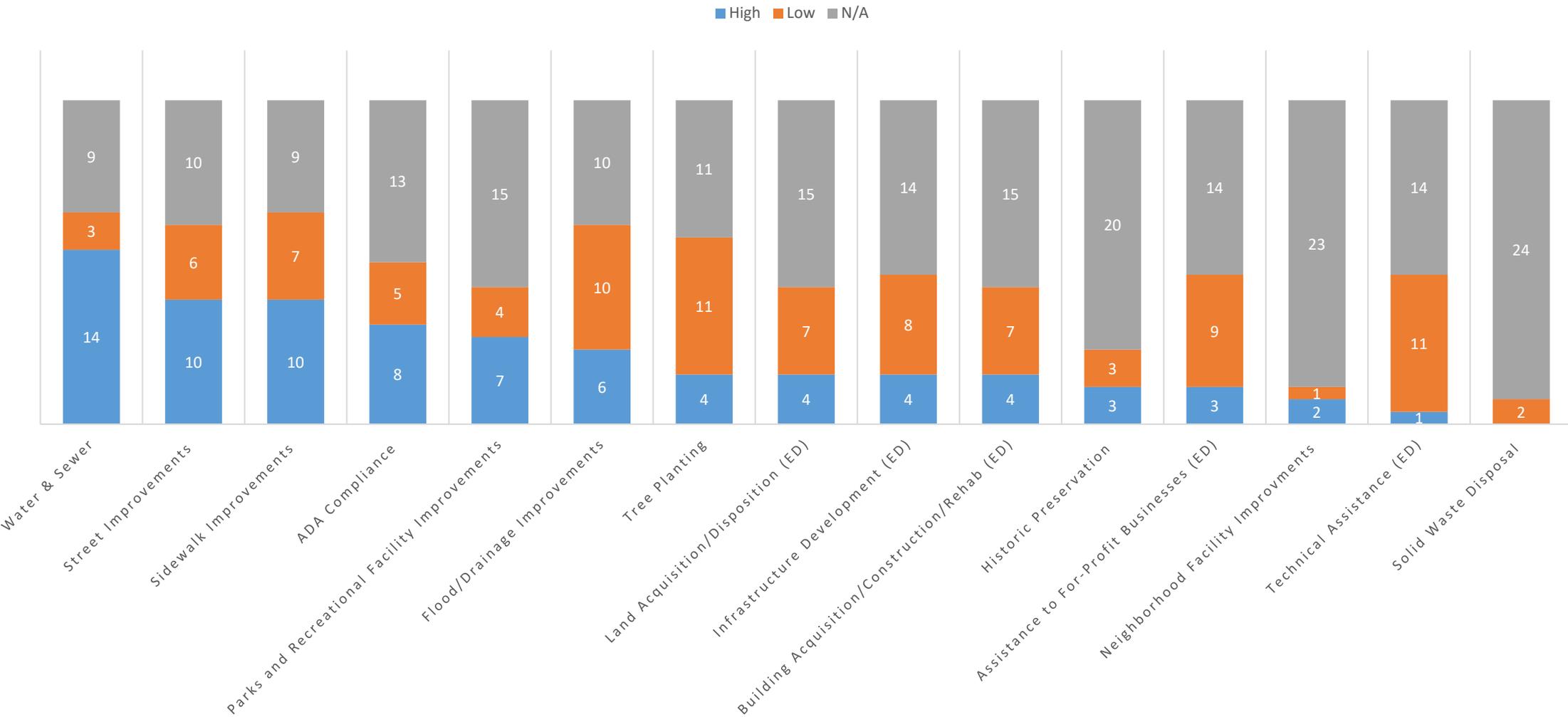
- Land Acquisition/Disposition
- Infrastructure Development
- Building Acquisition/Construction/Rehab
- Assistance to For-Profit Businesses for Economic Development
- Microenterprise Assistance to Support Economic Development
- Technical Assistance for Economic Development

Natural Hazard Risks and Climate Change



Municipal Needs Assessment

Priority Needs within low-moderate income areas





Focus Groups

DuPage Pads – 5/14/2024 – 12 Participants currently residing at the Interim Housing Center.

ICNA Relief – 5/21/2024 - 9 Participants receiving services under various programs offered by the organization.

Metropolitan Family Services – 5/23/2024 – 6 Participants - Parents of children in the Head Start Program and Head Start Policy Council Representatives.

United Cerebral Palsy (UCP) Seguin – 5/29/2024 – 11 Participants – Parents representing families of low-income individuals with developmental disabilities.

Metropolitan Family Services – 5/30/2024 – 4 Participants – Parents of children in the Head Start Program who are also employed with MFS.



Application Changes Overview

NIV Applications – Program Years 2022-2024

- Flood Management
- Water and Sanitary Sewer
- Open Space and Recreation
- Streets, Sidewalks, Street Lighting and other miscellaneous neighborhood facilities
- Community Wide Facility (income survey of entire town required)
- Planning Studies (specific to fair housing or multi-jurisdictional land use, growth management, and development control activities)
- ADA Accessibility Improvements (ADA bathroom improvements, ADA ramp installation, elevators/lifts, automatic wider entrance doors)
- Preference given to projects including greening efforts aligning with existing local and regional plans

NIV Application Proposed Changes – Program Years 2025-2026

- Remove Community Wide Facilities
- Remove Planning Studies
- Incorporate scoring for projects that address the community’s vulnerability to climate change.



Application Changes Overview

Public Service (PS) Applications – Program Years 2023-2024

Partial Salary & Benefit Support of Direct Service Staff providing:

- Emergency Shelter
- Legal Assistance to Support the Homeless or Those at Risk of Homelessness
- Financial Resources to Homeless or Those at Risk of Homelessness
- Foreclosure Prevention
- Support for Tenant-Based Rental Assistance (TBRA) Administration for Homeless and Those at Risk of Homelessness

PS Application Proposed Changes – Program Years 2025-2026

Partial Salary & Benefit Support of Direct Service Staff providing:

- **Option One:** Housing services including housing navigation, rent or mortgage assistance, case management focusing on housing support, or support for TBRA administration; or
- **Option Two:** Housing services and behavioral health services; or
- **Option Three:** Housing services, behavioral health services, youth services, services for persons with disabilities, and mental health services.



Future Application Rounds

Application Cycles 2025-2029 ConPlan					
Category	Notice of Funding Availability Year				
	2024	2025	2026	2027	2028
CDBG PS	2025-2026 Projects		2027-2029 Projects		
ESG	2025-2026 Projects		2027-2029 Projects		
CDBG NIV	2025-2026 Projects		2027-2029 Projects		
CDBG Capital		2026 Projects		2028 Projects	