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# Executive Summary

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

**1. Introduction**

The 2020-2024 Consolidated Plan combines in one report important information about the City of Kankakee demographics and economic activity as well as detailed information on the housing and economic needs of low to moderate-income residents.  The Plan also includes citizen feedback received during comment periods, public hearings, and other outreach initiatives. The Consolidated Plan is developed under HUD guidelines and serves as the application for the following formula grant Community Development Block Grant.

In addition, the City of Kankakee receives funds from an additional competitive HUD program and four State of Illinois programs:

* Lead Hazard Control Grant with Healthy Homes Supplement
* IHDA Home Accessibility Grant (HAP)
* IHDA Single Family Rehab (SFR)
* IHDA Abandoned Properties Program (APP)
* IHDA Landbank Capacity Program  (LBCP)

The City’s comprehensive vision includes addressing the community’s need for a suitable living environment for all its citizens, to provide decent and affordable housing, assist homeless persons in obtaining affordable housing, retain the affordable housing stock; increase the availability of permanent housing that is affordable to low to moderate income individuals and families without discrimination; and increase supportive housing that includes structural features and services to enable persons with disabilities and special needs to live in suitable environments.  This comprehensive vision will include the provision of an adequate infrastructure to support community development, the removal of impediments to fair housing as reported in the City's 2015 Analysis of Impediments, the enhancement of environmental consciousness, and economic growth.  The City is working throughout the 2020 year to update its analysis of impediments and have an anticipated completion date in December 2020.  The new analysis will better assist ECDA in carrying out its vision for addressing the City's needs.  We will report the findings in our annual action plans throughout the next five years.

**2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

**Affordable housing**:  Housing continues to be the City's highest priority.  Housing activities will focus on the rehab of owner-occupied low-to-moderate income households to address code and life safety issues and prevent displacement.  In addition, to assist low-to-moderate income families to purchase a home.  Code enforcement is an important tool to maintain decent safe housing and address blight from vacant and poorly maintained properties.  The City will incorporate CDBG funds to assist with the LEAD Hazard Control Grant costs, which provides lead-free homes to rental and owner-occupied low-to-moderate income households.

**Creating livable communities:** The City will continue to use CDBG funding to make improvements to facilities that serve the public and infrastructure, including alley and street paving, improved street lighting, sidewalks, and parks to revitalize challenged neighborhoods and strengthen community.

Demolition:  The City will continue to alleviate existing conditions that are a serious and immediate threat to the health and welfare of the community and it will ultimately produce a more viable community within the City of Kankakee. This assists in eliminating slum and blight areas throughout the City of Kankakee.

**Economic development:**  The City of Kankakee is researching into affordable ways to expand economic development activities.  The City plans to apply to HUD for a CDBG section 108 Loan pool to help develop business incentives that create and retain jobs.

**Public services:**  Expanding the availability of and increasing access to needed services is a key goal of the City.  Services include, but are not limited to, mental health, job training, senior services, homebuyer counseling, rental assistance, and youth programs.

**3. Evaluation of past performance**

The City of Kankakee has worked diligently in an attempt to address needs of the low-income members of the community with funding available through the federal government (CDBG and Lead Hazard Control) and the State of Illinois funding programs. Past efforts have included the broader, more loosely defined “community development” needs. It is anticipated that in the next five years, we will focus a vast majority of the available resources strictly on affordable housing and job creation, but without neglecting other pressing community development needs.

**4. Summary of citizen participation process and consultation process**

During the development of the Consolidated Plan, the City of Kankakee undertook the following steps regarding citizen participation and consultation:

* The Fall of 2019 the City of Kankakee did a series of three housing surveys. The links to the surveys were accessed via the City website and social media accounts.

* Offered an online Needs Assessment Survey. A link to the survey was featured on the City of Kankakee's website and social media accounts.

* Hosted 3 public meetings between December 2019-February 2020
* ECDA wasn’t able to host all of their physical public hearings before the Coronavirus Pandemic hit our City in March 2020.  They were able to complete the first of three meetings on March 9.

The public is invited to submit written comments on the plans. The 5-day comment period, due to the Coronavirus Pandemic will end on May 2, 2020.

**5. Summary of public comments**

See attached documents for the event sign in sheets, comments received, survey results, and copy of the CPP.

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

All comments and views were accepted.

**7. Summary**

All comments received during the 5-day public comment period have been considered and incorporated into the Consolidated Plan.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| **Agency Role** | **Name** | **Department/Agency** |
| --- | --- | --- |
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| --- | --- | --- |
| CDBG Administrator |  | Economic and Community Development Agency |

Table 1 – Responsible Agencies

**Narrative**

In 2019 the City of Kankakee administration decided to restructure and organize the City of Kankakee Community Development Agency (CDA).  The department went from two full-time employees to seven full-time employees with a part-time receptionist from a regional senior workforce program.  The newly formed agency was titled the Economic and Community Development Agency for the City of Kankakee and serves as the lead agency for all Federal and State grant programs including the CDBG Program.  The resumes of the full-time staff have been attached and included in this consolidated plan.

During the preparation of the plan, the City solicited input from governmental agencies as well as various public and private agencies providing health and social services.  These agencies partner with our agency to ensure we are not duplicating efforts or services and maximize the impact of the funding we receive.

The City will continue to form new partnerships with social service organizations, the private sector, and other local resources. Housing efforts, economic development, and neighborhood stabilization are coordinated through ECDA. The City's Continuum of care system is coordinated by the Kankakee Regional Planning Group, which provides a comprehensive response to the needs of homeless individuals and families.

Funds from our public service programs are provided to social service organizations through a competitive application process. The City will take the lead to ensure appropriate coordination of the following:

* Providing technical assistance to potential subrecipients
* Carry out the statutory requirements of the CDBG and other grant Programs
* Manage planning studies for neighborhoods

In addition to ECDA, several other City Departments are involved in the delivery of CDBG and other awarded grant funds, both directly and indirectly. They include:

1. The Environmental Services Unit - coordinates the street improvement activities and demolition activities.

2. The Comptroller’s Office issues payment requests prepared by ECDA

3. The Code Department - assists us in permits for jobs and inspections regarding housing and building projects

**Consolidated Plan Public Contact Information**

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## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

**1. Introduction**

The City of KankakeeÃ¢Â¿Â¿s Economic & Community Development Agency (ECDA), which handles the CityÃ¢Â¿Â¿s Consolidated Planning process and CDBG administration, engages in numerous inter-organizational efforts to improve the community. ECDA staff regularly coordinate with the Kankakee regional planning group (a subgroup of the Central Illinois Continuum of Care), Kankakee Voluntary Organizations Active in Disaster, and other collaborative gatherings to address concerns, share resources, and identify joint solutions. ECDAÃ¢Â¿Â¿s increased focus on outreach and communication has greatly increased awareness of the CityÃ¢Â¿Â¿s role in community development, particularly housing needs. The City routinely accepts input from these organizational partners, and specifically solicited input and feedback on its Consolidated Plan.

**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)).**

Staff from the CityÃ¢Â¿Â¿s Economic & Community Development Agency (ECDA) regularly participate in monthly meetings of the Kankakee regional planning group (KRPG), which consists of all local agencies receiving Continuum of Care (CoC) or ESG funds. Numerous public and assisted housing providers also attend these meetings, as do organizations providing mental health services and other services relevant to the areaÃ¢Â¿Â¿s housing needs. These monthly KRPG meetings provide representatives of participating organizations the opportunity to discuss challenging community housing needs, which no individual agency can address, and identify joint solutions.

ECDA staff also participate in monthly gatherings of KankakeeÃ¢Â¿Â¿s Voluntary Organizations Active in Disaster (VOAD), wherein numerous governmental, nonprofit, and volunteer organizations review potential emergencies and prepare to coordinate disaster services. The group met weekly at the beginning of the COVID-19 pandemic to share known needs and available resources, and at present continues to meet every other week to coordinate efforts. Regular participants include the Federal Emergency Management Agency (FEMA), the Kankakee County Emergency Management Agency (EMA), the Kankakee County Health Department, both local hospitals, other area municipalities, area food pantries, and statewide religious volunteer organizations.

ECDA staff engage regularly with other community organizations related to housing and other community needs, such as the Kankakee County Hispanic Partnership and the Kankakee County Chamber of Commerce, to remain connected.

**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**

Path Crisis Center in Bloomington, Illinois administers the Central Illinois Continuum of Care (CICoC), including coordination of HMIS data and submission of the joint CoC application. ECDA staff have communicated with Path Crisis Center staff to review Kankakee-specific data and identify CoC grantee responsibilities. Locally, ECDA staff routinely participate in monthly meetings of the Kankakee regional planning group (KRPG) consisting of CoC and ESG recipients within the MSA and providers of housing or housing-related services. KRPG meetings regularly involve representatives of over 20 organizations, and topics include sharing available services and upcoming events, discussion of difficult individual cases, identifying gaps in services, and investigating coordination possibilities. KRPG has formed specific task groups for housing needs, group mission and recruitment, and collaboration.

In addition to sharing about City housing projects, including rehabilitation and homeownership assistance, ECDA staff have been working with KRPG members to improve the areaÃ¢Â¿Â¿s process for performing assessments of homeless or nearly-homeless people. All KRPG members were invited to provide input and feedback on the CityÃ¢Â¿Â¿s Consolidated Plan.

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

Path Crisis Center (PCC) in Bloomington, which also administers the Central Illinois Continuum of Care (CICoC), submits the ESG joint application and oversees reporting. ECDA staff have been working with PCC to communicate the CityÃ¢Â¿Â¿s expectations regarding adherence to the Consolidated Plan. The City is emphasizing active communication and collaboration. As organizations connected to the Kankakee regional planning group (KRPG), both PCC and all ESG recipients were invited to provide input and feedback on the CityÃ¢Â¿Â¿s Consolidated Plan.

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

Table 2 – Agencies, groups, organizations who participated

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| --- | --- | --- |
| 1 | **Agency/Group/Organization** | CATHOLIC CHARITIES DIOCESE OF JOLIET |
| **Agency/Group/Organization Type** | Services - Housing Services-Elderly Persons Regional organization |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Families with children Homelessness Needs - Veterans |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The Program Manager of the Kankakee Catholic Charities' Community Services serves as the head of the Kankakee regional planning group for the Central Illinois Continuum of Care. The City consulted with this organization at monthly meetings and through regular emails and phone calls regarding area needs, planning for CoC and ESG funds, and interagency coordination. The City has consequently gained increased awareness of local homeless population needs and challenges faced by service providers, and seeks to address the largest challenges in this Consolidated Plan. |
| 2 | **Agency/Group/Organization** | THE SALVATION ARMY - KANKAKEE |
| **Agency/Group/Organization Type** | Services - Housing Services-Persons with Disabilities Services-homeless Services - Victims |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The Salvation Army receives CoC care and participates in KRPG. Furthermore, Salvation Army currently has the only area person who performs assessments of homeless and nearly-homeless individuals for the Coordinated Entry system. The City hopes to gain further clarity about the nature of housing services offered at the Salvation Army, and to train staff at other social services organizations how to perform these assessments. |
| 3 | **Agency/Group/Organization** | KANKAKEE COUNTY COMMUNITY SERVICES, INC. |
| **Agency/Group/Organization Type** | Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | KCCSI receives ESG funding and regularly participates at KRPG meetings. ECDA staff have attempted multiple phone calls and emails in attempts to reach KCCSI outside KRPG meetings without success; KCCSI leadership appears un |
| 4 | **Agency/Group/Organization** | Options Center for Independent Living |
| **Agency/Group/Organization Type** | Services - Housing Services-Persons with Disabilities Services-Education Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Public Housing Needs Non-Homeless Special Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Options regularly participates in KRPG meeting and has provided the City expertise on intersections between disabilities and housing needs. Options has received several public services subgrants from the City in the past. The City plans to continue to consider Options for public services activities. |
| 5 | **Agency/Group/Organization** | PRAIRIE STATE LEGAL SERVICES, INC |
| **Agency/Group/Organization Type** | Services - Housing Services-Health Services-Education Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Public Housing Needs Homelessness Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | PSLS provides education and advocacy services to area residents, including those facing foreclosure or eviction. PSLS regularly participates in KRPG meetings and has helped the City understand the challenges faced by its many renters and landlords. The City plans to continue to consult PSLS as it continues to develop resources for renters and landlords. |
| 6 | **Agency/Group/Organization** | Kankakee County Housing Authority |
| **Agency/Group/Organization Type** | Housing PHA Services - Housing Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs Homelessness Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | KCHA participates in KRPG meetings semi-regularly and has communicated with the City regarding area housing needs, notably the urgent need for additional public housing and long waiting list for housing choice voucher recipients. KCHA has also provided some assistance to the City with regard to the assessing area housing needs and adhering to AFFH. |
| 7 | **Agency/Group/Organization** | Fortitude Community Outreach |
| **Agency/Group/Organization Type** | Services - Housing Services-homeless Services-Education Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Fortitude operates the only emergency shelter in the area and regularly participates in KRPG meetings. Fortitude staff and volunteers regularly interact with homeless individuals and report these individuals' expressed needs to KRPG. Fortitude has been instrumental in spearheading coordinated area efforts to address homelessness. The City hopes to allocate a portion of its public services subgrants to Fortitude and |
| 8 | **Agency/Group/Organization** | United Way of Kankakee & Iroquois Counties |
| **Agency/Group/Organization Type** | Services-Children Regional organization |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs Anti-poverty Strategy |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | United Way has partnered with numerous area organizations for its Success by 6 initiative and efforts to make Kankakee a trauma-informed community. The City is partnering with United Way for their Strong Neighborhood Homes initiative, and plans to utilize acquisition funds to assist. |
| 9 | **Agency/Group/Organization** | Economic Alliance of Kankakee County |
| **Agency/Group/Organization Type** | Other government - County Regional organization Business Leaders |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The City of Kankakee's Economic and Community Development (ECDA) consults with the Economic Alliance of Kankakee County nearly on a daily basis. In addition, the ECDA attends quarterly Economic Alliance Board meetings, seminars and events. The Economic Alliance is a valuable resource and partner for economic development and often is part of the discussion for all City of Kankakee developments.The Economic Alliance of Kankakee County is a 501c6 public/private partnership tasked with retaining industry within and recruiting industry to theÃ¿Â Greater ChicagoÃ¿Â community of Kankakee County, Illinois. |
| 10 | **Agency/Group/Organization** | Kankakee Development Corporation |
| **Agency/Group/Organization Type** | Planning organization Business Leaders Community Development Financial Institution Neighborhood Organization |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Members of the ECDA team attend monthly Kankakee Development Corporation (KDC) board meetings and consult with the organizations leaders on a weekly basis. The KDC members provide the ECDA with up-to-date information on the state of businesses and properties in the downtown district. The KDC provides a facade-restoration program for existing businesses and a rental assistance program for new businesses within its downtown boundaries. The ECDA is working with the KDC to expand these programs to businesses throughout the City of Kankakee. The Kankakee Development Corporation is made up of the planners and vision makers behind downtown Kankakee. The board is made up of property owners and people who do business downtown. Events, incentives, and even fountains and flowers are discussed and approved by the board and officers that make up the KDC, with a focus on developing and improving the heart of our city. The KDC is dedicated to making Kankakee a vibrant and good-looking community. |
| 11 | **Agency/Group/Organization** | Key City Community Development Corporation |
| **Agency/Group/Organization Type** | Planning organization Civic Leaders Neighborhood Organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The ECDA is consulting with the Key City Community Development Corporation on a long-term community and economic development project entitled the Greenwood Initiative. The goal of this project is to spur neighborhood revitalization over the next 10 years by channeling reinvestment to 18 consecutive blocks that span the City of Kankakee and its economic, racial, land use, and historical diversity.Key City Community Development Corporation's, a 501(c)3 not-for-profit, mission is to cultivate quality of life improvements through long-term, sustainable, economic growth in areas of tourism, entertainment, culture, business development, and home ownership while maintaining the uniqueness of Kankakee. |
| 12 | **Agency/Group/Organization** | Kankakee Chamber of Commerce |
| **Agency/Group/Organization Type** | Regional organization Business Leaders |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | ECDA members attend monthly networking and educational seminars hosted by the Chamber of Commerce. The organizations events play a vital role in staying informed about local economic atmosphere and to inform the regional community about the goals and efforts of the City of Kankakee. The KankakeeÃ¿Â County Chamber of CommerceÃ¿Â is a non-profit incorporated organization which unites businesses and professional individuals and firms, thus creating a central agency which lends itself to improving business and building a better community. The strength of the Chamber lies in attracting the greatest number of individuals and businesses into its membership, thereby creating a pool of resources from which to draw ideas, energy, and investments. |
| 13 | **Agency/Group/Organization** | Kankakee County Convention and Visitor Bureau |
| **Agency/Group/Organization Type** | Regional organization Business and Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The City of Kankakee attends monthly Kankakee County Convention and Visitor Bureau (KCCVB) board meetings and the Mayor of Kankakee is an active board member. The KCCVB is also an active consultant for the Riverfront Development Master Plan and is a member of the Kankakee Riverfront Implementation Team. The Kankakee County Convention & Visitors Bureau, Inc. (KCCVB) was founded in 1983 as a 501 (c) 6 not-for-profit association to promote and champion Kankakee County as an overnight visitor destination. Today, the KCCVB has grown to include 22 communities and boasts over 900 hotel rooms and hundreds of entertainment, dining, shopping, retail and cultural attractions for visitors to enjoy and experience. |
| 14 | **Agency/Group/Organization** | Community Foundation of Kankakee River Valley |
| **Agency/Group/Organization Type** | Services-Education Civic Leaders Foundation |
| **What section of the Plan was addressed by Consultation?** | Economic Development |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | The Community Foundation of Kankakee River Valley is a vehicle for charitable giving that builds overtime, substantial endowment funds for the community. It seeks to bring together individuals and organizations to identify and understand community issues and grant making opportunities. Community Foundations are the fastest growing form of organized philanthropy in the nation because they so perfectly serve both donorÃ¿Â¢Ã¿Â¿Ã¿Â¿s goals and community needs. |

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

**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 | Path Crisis Center | The City shared the CoC's desire to prevent and reduce area homelessness. City efforts to making housing and homeownership more affordable also align with CoC goals. |
| Kankakee Riverfront Master Plan | City of Kankakee | The City's planned CDBG actvities of acquisition, rehabilitation, and economic development activities are designed to align with this ambitious $55 million plan to remake the City's riverfront area into its primary attraction. See https://ecda.citykankakee-il.gov/projects.php for detailed information. |
| Kankakee Bicycle Master Plan | City of Kankakee | The City plans to use a portion of its public facilities funds to assist with completing portions of the Bicycle Master Plan. The full plan can be reviewed at https://rideillinois.org/wp-content/uploads/2015/10/KankakeeBikePlanFinal.pdf |

Table 3 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City is targeting its economic development activities, including CDBG-funded activities and general business attraction/retention, at portions of the City designated a federal Opportunity Zone or part of the MSAâÂ¿Â¿s state Enterprise Zone. The City is also actively seeking grants through the Illinois Department of Commerce & Economic Opportunity to assist with general economic development.

**Narrative (optional):**

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 of Kankakee has adopted a Citizens Participation Plan as set forth by Regulation 24 CFR 91.105.  The Citizens Participation Plan contains the City's policies and procedures for public participation in regards to the consolidated plan process, use of CDBG funds, as well as other public documents submitted to HUD annually.

Participation in the past has been a weakness for the City of Kankakee and lacked engagement over the years.  The staff worked to update the CPP and understanding the how integral the public process is to the planning and use of CDBG funds, a Citizens Advisory Board was formed.  All residents are encouraged to participate and should communicate with the Economic and Community Development Agency with questions or concerns.  The ECDA team reference Title 24 of the Code of Federal Regulations when updating and creating the new Citizens Participation Plan.

The responsible legislative body in matter related to the consolidated plan and annual action plan process is City Council.  As directed by City Council, the Citizens Advisory Board will be involved in developing both plans and making specific funding recommendations on the use of CDBG dollars moving forward.  However, in the preparation and planning of this year's consolidated and annual action plan, the City utilized public hearings, public meetings, and surveys to receive citizen feedback.  All of the documents and feedback are included in this plan and attached to this submission.

The CDBG programs are administered by the City of Kankakee's Economic and Community Development Agency.

**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-targeted/broad community | City staff was able to be a presenter at an event at the public library on Nov. 15, 2019. There were over 50 in attendance but the staff was able to connect one on one with two individuals who were interested in learning more about the consolidated plan and annual action plan goals. Those two individuals signed in and read the proposed goals and plans but chose not to make a comment. Sign in sheet is included as part of the attached documents. | No comments were received. |  |  |
| 2 | Internet Outreach | Minorities   Non-targeted/broad community   Residents of Public and Assisted Housing | The City of Kankakee in the months of Sept. 2019 to Dec. 2019 produced a housing needs survey that was pushed electronically through the City's website, Facebook account, Instagram account, Twitter account, and LinkedIn account. There were 190 Total responses received. These survey results are included as an attachment with this submission. | From the 190 participants who participated in this survey the City was able to learn that 67% of them wanted funding to be spread throughout the city and not targeted towards geographic areas. 46% of the participants disagree and another 27% strongly disagree that the City of Kankakee has the available housing units to meet the needs of the residents. 55% of the participants reported that there was a need for 3-bedroom apartments or single family homes less than $100,000.00. 39% disagree that there is sufficient housing for all income levels or needs in the City of Kankakee. The majority of participants reported high percentages for housing for all needs including seniors, frail elderly, persons with mental disabilities, persons with physical disabilities, persons with development disabilities, persons with drug or alcohol addictions, etc. | All comments were accepted. |  |
| 3 | Internet Outreach | Non-targeted/broad community | The City of Kankakee in the months of Sept. 2019 to Dec. 2019 produced a non-housing needs survey that was pushed electronically through the City's website, Facebook account, Instagram account, Twitter account, and LinkedIn account. There were 105 total responses received. these survey results are included as an attachment with this submission. | 74% of participants stated to spread funding throughout the City and not in targeted areas. 83$ reported that our greatest need for public services is crime awareness and prevention. The next greatest need for public services was a 60% three way tie between mental health services, homelessness programs, and services for abused and neglected children. The need for homeless facilities was reported as the greatest public facility need at 68% of those who took the survey. When asked about infrastructure 60% reported that as a high priority need for the City. | All comments were accepted. |  |
| 4 | Internet Outreach | Non-targeted/broad community | The City of Kankakee in the months of Sept. 2019 to Dec. 2019 produced a homeless needs survey that was pushed electronically through the City's website, Facebook account, Instagram account, Twitter account, and LinkedIn account. There were 82 Total responses received. These survey results are included as an attachment with this submission. | the majority of responders to this survey were familiar with homeless needs in the City of Kankakee and 82% reported that the highest need for facilities and services in Kankakee is for homeless woman and children. The next highest services reported were for mentally ill and veterans. 86% report that there is a need for additional emergency shelter and that this should be a priority for the next 5 years. 92% of participants want to focus on transitional housing for the next 5 years as well. When it comes to rapid re-housing 55% of respondents state that both financial assistance and support services should be provided. 71% state that job training programs should be a priority when combating homelessness in Kankakee. 70% all state that there should be more support for those in danger of becoming homeless. | All comments were accepted. |  |
| 5 | Public Meeting | Non-targeted/broad community | The City of Kankakee Economic and Community Development Agency held a workshop in their conference room regarding the CDBG process and the programs that CDBG funds on Feb. 4, 2020. Four individuals attended the one hour event. These individuals asked questions and a discussion was held with ECDA staff. At the end of the event the attendee's were asked to make written comments or suggestions on the information shared and they all declined. The Sign in sheet for the event is included in the attachments with this submission. This event was promoted via the city website, local radio stations, and social media accounts. | Comments were requested and the attendee's did not make any. |  |  |
| 6 | Public Meeting | Persons with disabilities | The City of Kankakee Economic and Community Development Agency held a workshop in their conference room regarding the CDBG process and the programs that CDBG funds on Feb. 10, 2020. Five individuals attended the one hour event. These individuals asked questions and a discussion was held with ECDA staff. At the end of the event the attendee's were asked to make written comments or suggestions on the information shared and they all declined. The Sign in sheet for the event is included in the attachments with this submission. This event was promoted via the city website, local radio stations, and social media accounts. | Comments were requested and the attendee's did not make any. |  |  |
| 7 | Public Meeting | Non-targeted/broad community | The City of Kankakee Economic and Community Development Agency held a workshop in their conference room regarding the CDBG process and the programs that CDBG funds including our home buyer's programs on Feb. 25, 2020. Four individuals attended the one hour event. These individuals asked questions and a discussion was held with ECDA staff. At the end of the event the attendee's were asked to make written comments or suggestions on the information shared and they all declined. The Sign in sheet for the event is included in the attachments with this submission. This event was promoted via the city website, local radio stations, and social media accounts. | Comments were requested and the attendee's did not make any. |  |  |
| 8 | Public Meeting | Minorities   Non-English Speaking - Specify other language: Spanish | The City of Kankakee Economic and Community Development Agency attended a local event hosted by the Kankakee County Hispanic Partnership. The ECDA team was allowed to present information regarding the CDBG process and the programs that CDBG funds on March 4, 2020. Four individuals attended the two hour event. These individuals asked questions and a discussion was held with ECDA staff. At the end of the event the attendee's were asked to make written comments or suggestions on the information shared and they all declined. The Sign in sheet for the event is included in the attachments with this submission. This event was promoted via the city website, local radio stations, through the local library, the Hispanic Partnership media channels, and various social media accounts. | Comments were requested and the attendee's did not make any. |  |  |
| 9 | Public Meeting | Minorities | The City of Kankakee Economic and Community Development Agency partnered with the Greater Kankakee Black Chamber of Commerce to host an evening event. The ECDA team was allowed to present information regarding the CDBG process and the programs that CDBG funds on March 9, 2020. 27 individuals attended the two hour event. These individuals asked questions and a discussion was held with ECDA staff. At the end of the event the attendee's were asked to make written comments or suggestions on the information shared and they all declined. The Sign in sheet for the event is included in the attachments with this submission. This event was promoted via the city website, local radio stations, the Greater Kankakee Black Chamber of Commerce media channels, and various social media accounts. | Comments were requested and the attendee's did not make any. |  |  |
| 10 | Public Hearing | Non-targeted/broad community | The City of Kankakee Economic and Community Development Agency held a community needs public hearing in their conference room regarding the CDBG process and the programs that CDBG funds on March 11, 2020. Two individuals attended the one hour event. These individuals asked questions and a discussion was held with ECDA staff. At the end of the event the attendee's were asked to make written comments or suggestions on the information shared and only one decided to make a comment. The Sign in sheet for the event is included in the attachments with this submission along with any comments received. This event was promoted via the city website and social media accounts and the local news paper. The copy of the newspaper ad is also attached to this submission. Two other community needs public hearing were originally scheduled for Friday, March 13 and Thursday, March 19 as part of our normal CPP strategy. On March 9, 2020 the Illinois Governor declared the State of Illinois a state of emergency due to COVID-19. City officials decided to cancel city events as decisions were being made on social distancing. These two previously scheduled hearings were part of the City's cancellations. The ECDA team hoped to resume these meetings but the official stay at home executive order went into effect March 20, 2020 and is still in affect at the time of this consolidated plan submission. | Comments were requested and one attendee submitted a comment. That comment is attached to this submission. |  |  |
| 11 | Internet Outreach | Non-targeted/broad community | The City of Kankakee Economic and Community Development Agency in the months of March and April 2020 produced a community needs assessment survey since we could not complete our citywide needs assessment hearings and meetings. This survey was pushed electronically through the City's website, Facebook account, Instagram account, Twitter account, and LinkedIn account. There were 27 Total responses received. These survey results are included as an attachment with this submission. | Here is a summary of the comments received broken down by category and whether or not the participant believed it to be a need for their specific neighborhood or a citywide issue. Needs Assessment Survey Need Neighborhood CitywideJobs 2 2Housing 11 5Public Safety 4 10Neighborhood Beautification 5 1Infrastructure 3 0Code Improvements 1 2Economic Development 3 6Public Services for youth 1 1Government Accountability 1 0No Bike Lanes 0 1Better Public Perception 0 1More funds to support City services 0 1Pay down Pension Liability 0 1 | We accepted all comments. |  |
| 12 | Public Hearing | Non-targeted/broad community | The city of Kankakee received a 5 day public comment period waiver and began our 5 day public comment period on Tuesday, April 28, 2020 through May 2, 2020. There was a notice in the paper and on our City social media accounts. There was 1 comment received by email. The publisher's certificate and comment are attached to this submission. | The one comment received advised us to edit and update our AP 85 section. | All comments were accepted. |  |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

**Needs Assessment Overview**

This section utilizes data from the 20011-2015 CHAS (a special database created by HUD using 20011-2015 ACS data) to show where households of different types have greater housing needs than others. We used more current data where available and appropriate.

This section of the consolidated plan provides information on the housing needs and problems residents of varying income levels of the City of Kankakee may be experiencing. This section is a study of the housing needs, homeless needs, and non-housing needs.  Housing and homeless needs are determined by

1. Affordability

2. Age and Condition of units

3. Occupancy and Overcrowding

Non-housing needs are determined by

1. Need for Social Services

2. Conditions of Public Improvements and Facilities

This section also discusses the needs of persons who are homeless, residents with special needs, and non-housing community development needs.

This section uses data in the eCon Planning Suite that was populated by HUD; and local data on the rental housing market from HUD data sets.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

**Summary of Housing Needs**

The tables and data presented in this below describe the needs in the City of Kankakee according to family type, income level, tenure type, and household type.  The data also displays the various types of housing programs including: cost, substandard, and overcrowding.  This data helps determine which needs and priorities to address throughout the City over the next five years.  City officials will use this data to compare income of residents to housing problems and to the number of rental units versus owner occupied units.

| **Demographics** | **Base Year: 2009** | **Most Recent Year: 2015** | **% Change** |
| --- | --- | --- | --- |
| Population | 27,537 | 26,820 | -3% |
| Households | 9,498 | 9,239 | -3% |
| Median Income | $31,738.00 | $32,402.00 | 2% |

Table 5 - Housing Needs Assessment Demographics

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year) |



**Number of Households Table**

|  | **0-30% HAMFI** | **>30-50% HAMFI** | **>50-80% HAMFI** | **>80-100% HAMFI** | **>100% HAMFI** |
| --- | --- | --- | --- | --- | --- |
| Total Households | 2,330 | 1,465 | 1,855 | 765 | 2,815 |
| Small Family Households | 835 | 535 | 785 | 319 | 1,155 |
| Large Family Households | 300 | 170 | 185 | 115 | 290 |
| Household contains at least one person 62-74 years of age | 380 | 229 | 369 | 125 | 609 |
| Household contains at least one person age 75 or older | 195 | 314 | 234 | 110 | 285 |
| Households with one or more children 6 years old or younger | 554 | 349 | 375 | 175 | 199 |

Table 6 - Total Households Table

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 180 | 55 | 4 | 0 | 239 | 0 | 15 | 4 | 0 | 19 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 24 | 0 | 25 | 0 | 49 | 10 | 15 | 10 | 0 | 35 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 50 | 25 | 10 | 50 | 135 | 30 | 10 | 0 | 4 | 44 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,005 | 255 | 0 | 0 | 1,260 | 360 | 224 | 115 | 25 | 724 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 130 | 360 | 270 | 15 | 775 | 40 | 145 | 365 | 110 | 660 |
| Zero/negative Income (and none of the above problems) | 230 | 0 | 0 | 0 | 230 | 35 | 0 | 0 | 0 | 35 |

Table 7 – Housing Problems Table

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 1,255 | 335 | 40 | 50 | 1,680 | 395 | 264 | 130 | 29 | 818 |
| Having none of four housing problems | 320 | 540 | 860 | 210 | 1,930 | 95 | 325 | 825 | 475 | 1,720 |
| Household has negative income, but none of the other housing problems | 230 | 0 | 0 | 0 | 230 | 35 | 0 | 0 | 0 | 35 |

Table 8 – Housing Problems 2

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



3. Cost Burden > 30%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 470 | 285 | 175 | 930 | 130 | 145 | 170 | 445 |
| Large Related | 225 | 29 | 40 | 294 | 35 | 115 | 45 | 195 |
| Elderly | 240 | 195 | 20 | 455 | 160 | 144 | 190 | 494 |
| Other | 415 | 180 | 55 | 650 | 99 | 4 | 70 | 173 |
| Total need by income | 1,350 | 689 | 290 | 2,329 | 424 | 408 | 475 | 1,307 |

Table 9 – Cost Burden > 30%

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



4. Cost Burden > 50%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 455 | 75 | 0 | 530 | 105 | 110 | 30 | 245 |
| Large Related | 210 | 4 | 0 | 214 | 35 | 55 | 15 | 105 |
| Elderly | 170 | 110 | 0 | 280 | 145 | 54 | 40 | 239 |
| Other | 380 | 105 | 0 | 485 | 99 | 4 | 25 | 128 |
| Total need by income | 1,215 | 294 | 0 | 1,509 | 384 | 223 | 110 | 717 |

Table 10 – Cost Burden > 50%

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



5. Crowding (More than one person per room)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 69 | 25 | 25 | 50 | 169 | 40 | 15 | 4 | 4 | 63 |
| Multiple, unrelated family households | 4 | 0 | 10 | 0 | 14 | 0 | 10 | 4 | 0 | 14 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 73 | 25 | 35 | 50 | 183 | 40 | 25 | 8 | 4 | 77 |

Table 11 – Crowding Information – 1/2

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2



|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Describe the number and type of single person households in need of housing assistance.**

According to the 2011-2015 ACS data 3% of occupied housing units are that of a single person household.   73% of those single family households are renters while 27% are owners.  The higher percentage of renters versus homeowners can be attributed to many factors including the burden of cost.  It can be more difficult for a person with a single income source to afford a home compared to that of two or more household incomes.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The City of Kankakee does not have an accurate estimate of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

**What are the most common housing problems?**

According to the ACS data renters in Kankakee are spending over 50% of their income on housing.  This burden does not afford them the quality of life that many desire.  The Majority of renters and a good portion of homeowners are experiencing one or more of the following severe housing problems.

1. Lacks a kitchen or complete plumbing

2. Severe Overcrowding

3.Severe Cost Burden

**Are any populations/household types more affected than others by these problems?**

According to the ACS data it is clear that renters are more affected by others by housing cost burdens and other more severe housing problems.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Characteristics of Individuals: people with mental illness, elderly on fixed income, people with disabilities, victims of domestic violence, alcohol and drug issues. Need affordable housing and supportive services.

Characteristics of Families with children: Single mom with two preschool-aged children, no high school education or barely a high school education, low wage earners $8.50, working less than 40 hours, victims of domestic violence, evicted because of perpetrator’s behavior, far and away likely female.

The City of Kankakee and the surrounding region need affordable housing and supportive services.

In City of Kankakee, there are currently no rapid re-housing programs.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The Kankakee Regional Planning Group of the Central Illinois Continuum of care defines at-risk as an individual or family who:  1.  has an annual income belor 30% of median family ioncome for the area; AND 2. Does not have sufficient resources or support networks immediateyl available to prevent them from moving to an emergency shelter or another place; AND meets one of the follwing conditions A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR B. Is living in the home of another be ause of economic hardship; OR Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application; OR Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR Lives in and SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR Is exiting a pbulicly funded institution or system of care; OR Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause and increased risk of homelessness.

**Discussion**

In Fall 2019 , the City of Kankakee conducted a 19-question online survey addressing the housing needs of the city.  The survey had 190 residents respond and the majority of responses reflect the known housing statistics of the city. The following data points are key takeaways from the survey\*:

* 73% Disagree to Strongly Disagree that the availability of housing units in Kankakee meets the needs of the population. From these 73% of responses:84% deemed the demand for Single-Family Housing under $100,000 a medium-to-high priority80% deemed the demand for 1-2 bedroom Apartments a medium-to-high priority83% deemed the demand for 3+ bedroom apartments a medium-to-high priority
* When asked about sufficient housing for specified groups of people:68% Disagreed to Strongly-Disagreed that sufficient housing existed for all income levels60.5% Disagreed to Strongly-Disagreed that sufficient housing existed for low-income housing56.3% Disagreed to Strongly-Disagreed that sufficient housing existed for students55% Disagreed to Strongly-Disagreed that sufficient housing existed for persons with disabilities or special needs
* When asked about barriers to affordable housing 69.4% stated City Property Taxes as the main barrier.

\*For these questions, the responder was allowed to check multiple answers.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The tables below illustrate the disproportionately greater number of housing problems for one particular ethnicity at a given income level who experiences housing problems at a greater rate than the income level as a whole. This is typically 10 percentages points more or greater than the overall calculation. The tables capture the number of housing problems by income, race, and ethnicity and provide data for such disproportions based on the number of housing problems identified by HUD. Housing problems include:

1. Lack of Complete Kitchen Facilities

2. Lack of Complete Plumbing Facilities

3. More Than One Person Per Room

4. Cost Burden Greater Than 30% of income

**0%-30% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 1,820 | 240 | 265 |
| White | 504 | 130 | 80 |
| Black / African American | 985 | 95 | 185 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 290 | 25 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**30%-50% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 1,104 | 359 | 0 |
| White | 425 | 184 | 0 |
| Black / African American | 424 | 105 | 0 |
| Asian | 0 | 15 | 0 |
| American Indian, Alaska Native | 4 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 235 | 54 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**50%-80% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 810 | 1,045 | 0 |
| White | 315 | 549 | 0 |
| Black / African American | 315 | 295 | 0 |
| Asian | 4 | 15 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 15 | 0 |
| Hispanic | 170 | 154 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**80%-100% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 199 | 560 | 0 |
| White | 140 | 329 | 0 |
| Black / African American | 14 | 144 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 44 | 85 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**Discussion**

As described above, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate than the income level as a whole. To summarize the tables above, the conclusion we can gather is that:

Jurisdiction as a whole is 85.62%; White, 85.33%; Black/African American, 86.21%; Hispanic population has the highest disproportionate need at 91.60%.

For the 30-50%, AMI notes that there is a disproportionate greater need in two categories Black/African American and the Hispanic housing units. The jurisdiction as a whole was 76.79% whereas the Black/African American category stands at 92.17% and the Hispanic category stands at 95.62%.

In the 50-80%, AMI notes that there is an even split in the housing problems between White and Black/African American in the jurisdiction.

Additionally, even though the 80-100 AMI is not considered a low-to-moderate income category, it is interesting to see that there is a disproportionate greater need within the Black/African American category, at 45.45% versus the jurisdiction as a whole standing at 20.13%.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The tables below illustrate the disproportionately greater number of housing problems for one particular ethnicity at a given income level who experiences housing problems at a greater rate than the income level as a whole. This is typically 10 percentages points or more greater than the overall calculation. The tables capture the number of housing problems by income, race, and ethnicity and provide data for such disproportions based on the number of housing problems identified by HUD. Severe housing problems include:

1. Lack of complete kitchen facilities

2. Lack of complete plumbing facilities

3. More than 1.5 persons per room

4. Cost burden over 50% of income.

**0%-30% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 1,650 | 415 | 265 |
| White | 419 | 210 | 80 |
| Black / African American | 915 | 159 | 185 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 275 | 40 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**30%-50% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 599 | 865 | 0 |
| White | 260 | 349 | 0 |
| Black / African American | 234 | 295 | 0 |
| Asian | 0 | 15 | 0 |
| American Indian, Alaska Native | 4 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 95 | 199 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**50%-80% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 170 | 1,685 | 0 |
| White | 54 | 809 | 0 |
| Black / African American | 55 | 555 | 0 |
| Asian | 4 | 15 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 15 | 0 |
| Hispanic | 50 | 269 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**80%-100% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 79 | 685 | 0 |
| White | 20 | 449 | 0 |
| Black / African American | 14 | 149 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 44 | 85 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**Discussion**

**Housing Problems**

The data shown in the 0-30% AMI notes that there is a general overall need throughout the entire income bracket, therefore there is not a disproportionate need in any one ethnicity or race. However, within the 30-50% AMI there is a disproportionate need for Black/African Americans (92.17%) and Hispanic population (95.92%) compared to the jurisdiction as a whole (76.79%). In the 50-80% AMI, there is a disproportionate need in the Hispanic population (79.66%) compared to the jurisdiction as a whole (49.10%). The data shown in the 80-100% AMI shows that the Black/African American (45.45%) group has a disproportionate need compared to the jurisdiction as a whole (20.13%).

**Severe Housing Problems**

The data shown in the 0-30% AMI notes that there is a general overall need throughout the entire income bracket, although Black/African American (75.86%) percentage was slightly higher than other ethnic grouping (White 62.647% and jurisdiction as a whole 67.58%). Within the data shown in the 30-50% AMI there is no disproportionate need, although all applicable ethnic groups have a severe housing need. The data shown in the 50-80% AMI notes that the Hispanic (44.07%) population has a disproportionate need compared to the jurisdiction as a whole (18.67%). The data shown in the 80-100% AMI shows that there is a disproportionate need for Black/African American (17.78%) compared to the jurisdiction as a whole (5.88%).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

The tables below illustrate the disproportionately greater number of housing problems for one particular ethnicity at a given income level who experiences housing problems at a greater rate than the income level as a whole. This is typically 10 percentages points or more greater than the overall calculation. The tables capture the number of housing problems by income, race, and ethnicity and provide data for such disproportions based on the housing cost burden identified by HUD.

**Housing Cost Burden**

| **Housing Cost Burden** | **<=30%** | **30-50%** | **>50%** | **No / negative income (not computed)** |
| --- | --- | --- | --- | --- |
| Jurisdiction as a whole | 5,095 | 1,580 | 2,269 | 284 |
| White | 2,860 | 690 | 719 | 80 |
| Black / African American | 1,440 | 585 | 1,129 | 194 |
| Asian | 75 | 0 | 0 | 0 |
| American Indian, Alaska Native | 4 | 0 | 4 | 0 |
| Pacific Islander | 15 | 0 | 0 | 0 |
| Hispanic | 650 | 295 | 365 | 10 |

Table 21 – Greater Need: Housing Cost Burdens AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



**Discussion:**

As described above, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate than the income level as a whole. To summarize the table above, the conclusion we can gather is that:

54% of all housing units are considered to be cost-burdened and 24% of all housing units are considered to be severely cost-burdened.

There are no instances in which a specific race or ethnicity has a disproportionately greater need in regards to cost- burden (30-50%) , but 16% of Hispanic housing units are considered to be severely cost-burden (greater than 50%).

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Please see the discussion sections of NA-15, NA-20, and NA-25.

**If they have needs not identified above, what are those needs?**

The needs not identified above are improved incomes, housing rehabilitation assistance, homebuyer assistance, homebuyer education, demolition of deteriorated structures, access to modern affordable housing, access to public services identified in the public input session and online survey, and access to jobs and job skills development.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Areas where racial or ethnic minorities or low-income families are concentrated is defined as census tracts where at least 40% of the population are racial or ethnic minorities. Areas where low-income families are concentrated is defined as census tracts where the poverty rate is 22% or more. The Table below represents by Census Tract in the City of Kankakee the percentage of households based on unemployment, low-income, and racial minority.  Data is taken form 2014-2018 ACS.

Areas in the Kankakee jurisdiction where racial or ethnic minorities and/or low-income families are concentrated are in Census Tract 114, 115, 116, 117 & 123.  The tracts consist of the central, northern and northeastern parts of the City of Kankakee.

## 

## NA-35 Public Housing – 91.205(b)

**Introduction**

The Kankakee County Housing Authority (KCHA) provides management and oversight of all units and vouchers. Data and information was provided by the KHCA.

The KHCA operates 306 public housing units. The KCHA provides Section 8 vouchers for Kankakee County, which includes the City of Kankakee. A Section 8 voucher assists eligible families pay the rent for apartments owned by private property owners. Participating families are responsible for finding an apartment and property owner that will accept the voucher. Families must meet income guidelines to qualify for the Section 8 and public housing programs. Both parties will enter into a lease agreement, with the tenant paying the security deposit in most cases. The KCHA inspects Section 8 properties prior to move-in an on a yearly basis to ensure that the housing units comply with HUD standards for safety, size and accessibility. The KCHA also provides information on several affordable senior housing developments, some with units accessible for persons with disabilities.

**Totals in Use**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| # of units vouchers in use | 0 | 0 | 218 | 521 | 85 | 422 | 0 | 13 | 0 |

Table 22 - Public Housing by Program Type

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |



**Characteristics of Residents**

| **Program Type** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** |
| Average Annual Income | 0 | 0 | 9,663 | 13,143 | 11,107 | 13,480 | 0 | 14,086 |
| Average length of stay | 0 | 0 | 3 | 5 | 1 | 5 | 0 | 5 |
| Average Household size | 0 | 0 | 2 | 2 | 1 | 2 | 0 | 3 |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 42 | 55 | 13 | 42 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 94 | 198 | 62 | 133 | 0 | 3 |
| # of Families requesting accessibility features | 0 | 0 | 218 | 521 | 85 | 422 | 0 | 13 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 24 – Characteristics of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |



**Race of Residents**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Race** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| White | 0 | 0 | 38 | 173 | 48 | 119 | 0 | 6 | 0 |
| Black/African American | 0 | 0 | 179 | 347 | 36 | 303 | 0 | 7 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 25 – Race of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |



**Ethnicity of Residents**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Ethnicity** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| Hispanic | 0 | 0 | 4 | 12 | 2 | 10 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 214 | 509 | 83 | 412 | 0 | 13 | 0 |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 26 – Ethnicity of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The number of applicants on the waiting list far exceeds the availability of public housing. The number of landlords willing to accept vouchers is very limited.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Families, rather than individuals, some multi generational, are the types of families on the waiting lists for public housing and section 8 tenant-based rental assistance. Employment wages, financial priorities, homelessness, and jobless, have lead to an increased number of families/individuals on public housing waiting list. Affordable safe house, employment and financial education are some of the most immediate needs of residents of public housing and Housing Choice voucher holders.

There are currently 200 applicants on the Housing Choice Voucher Waiting List. 29 applicants are listed as having at least 1 family member who is disabled, 5 are age 62 and over, and 152 are families with dependent children. Since the majority of housing stock in the City of Kankakee is located in the older neighborhoods of the City, units are in need of upgrades and hold the risk of lead based paint problems for families with younger children. That group constitutes the largest majority of applicants waiting for assistance.

KCHA has 526 applicants on the public housing waiting list.  There are 204 applicants who list at least 1 family member with a disability, and Kankakee does not have sufficient housing stock to meet the needs of this population.

**How do these needs compare to the housing needs of the population at large**

Affordable housing and available housing stock is an issue on a universal level. The needs of those on the waiting list for public housing far exceeds the availability of the housing stock. It is estimated that the needs of individuals and families on the Public Housing and housing voucher waiting lists are similar to needs of the very-low-income population at large: child care, stable employment, job training and education. The lower the income bracket to which an individual or family belongs, the greater the need for assistance.

**Discussion**

According to Kankakee County Housing Authority’s Annual Plan for Fiscal Year 2018, **174** people applied for assistance under the public housing program, but due to low turn-over in units, only **96** applicants were housed. This shows an obvious need for more affordable housing units as individuals/families are staying in the public housing units and relying on the program for an extended period of time. This could potentially cause a ripple effect because as individuals are not being removed from the waiting list, the threat of more individuals becoming homeless surfaces.

The needs of individuals participating in the public housing program compared to those needs of the population can be interpreted as being very different. Individuals who are able to get housing through Public Housing do not face the same housing needs or problems as those who own or rent their homes outside of that program. Public Housing Authorities are held to a higher standard than that of a homeowner or landlord in regards to keeping units in safe and healthy condition. Typically, a housing unit under the Public Housing program will not be in as great of a need for improvements as privately owned units because of the standards and regulations put in place.

## NA-40 Homeless Needs Assessment – 91.205(c)

**Introduction:**

The needs of people experiencing homelessness are variable, affected by numerous case-specific demographic factors in additional to structural conditions. Many demographic factors – such as age, race/ethnicity, and disability status – cannot be changed by the person experiencing homelessness, nor can these individuals immediately resolve conditions such as the availability of jobs, housing, and healthcare. Nevertheless, many services exist in Kankakee to assist people with becoming housed and addressing related needs. The City is part of the Central Illinois Continuum of Care (CICoC), a regional organization that coordinates housing efforts, and the Kankakee regional planning group (KRPG) that coordinates housing-related services within Kankakee County.

**Homeless Needs Assessment**

|  | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| **Population** | **Estimate the # of persons experiencing homelessness on a given night** | | **Estimate the # experiencing homelessness each year** | **Estimate the # becoming homeless each year** | **Estimate the # exiting homelessness each year** | **Estimate the # of days persons experience homelessness** |
|  | **Sheltered** | **Unsheltered** |  |  |  |  |
| Persons in Households with Adult(s) and Child(ren) | 61 | 258 | 1,014 | 973 | 551 | 91 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 27 - Homeless Needs Assessment



|  |
| --- |
|  |
| **Alternate Data Source Name:** |
| CICoC HMIS System Performance Measures |

|  |  |
| --- | --- |
|  | |
| **Data Source Comments:** | All data above includes measures for all seven counties in the Central Illinois Continuum of Care region. While not specific to the City of Kankakee, these numbers provide a snapshot that assists stakeholders in understanding characteristics of transitions in and out of homelessness. |

|  |  |
| --- | --- |
| Indicate if the homeless population is: | Has No Rural Homeless |



















**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

All data reported in the above table comes from CICoC’s FY19 System Performance Measures, which include figures for all seven counties within the region. While not specific to the City of Kankakee, these numbers provide a snapshot that assists stakeholders in understanding characteristics of transitions in and out of homelessness.

* Of the 973 people who entered housing services, 790 (81%) were experiencing homelessness for the first time.
* 168 people returned to homelessness in FY19, representing 27% of the total exits from housing services.
* Of these 168, 32 (19%, nearly 1 in 5) returned in under six months20 (12%, 1 in 8) returned 6-12 months later32 (19%, nearly 1 in 5) returned 13-24 months later84 (50%) returned 2 years or more later
* Out of 778 exits from emergency shelters, transitional housing, and rapid re-housing, 309 (40%) exited to permanent housing
* 68 people returned to homelessness in FY19, representing 27% of the total exits from housing services.
* Of 72 people in permanent housing (excluding rapid re-housing), 70(97%) remained housed
* Mean length of time homeless for people in emergency shelters and transitional housing was 100 days, while median length of time was 48 days.For only those in emergency shelters, mean length of time homeless was 78 days and median time was 40 days.Higher means than medians for both groups indicate that some people are relative outliers who experience homelessness for sustained periods.These outliers likely experience greater vulnerability and have more challenging needs than the general homeless populationThey would thus require additional and/or specialized assistance to become permanently housed

**Nature and Extent of Homelessness: (Optional)**

| **Race:** | **Sheltered:** | **Unsheltered (optional)** |
| --- | --- | --- |
| White | 29 | 0 |
| Black or African American | 10 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 0 | 0 |
| Not Hispanic | 42 | 0 |



|  |
| --- |
| **Alternate Data Source Name:** |
| Housing Continuum of Kankakee County Point-in-Time |

|  |  |
| --- | --- |
| **Data Source Comments:** | Numbers presented here represent aggregate sheltered and unsheltered numbers and are limited to the Kankakee County PIT count. Further detail is provided in the below sections. |

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Of the 52 individuals experiencing homelessness during Kankakee County’s 2019 PIT count, 12 (23%) were children under 18, 8 (15%) were young adults 18-24, and 32 (62%) were adults 25+. No veteran families experiencing homelessness were counted.

Of the 52 people experiencing homelessness in Kankakee County, 32 (63%) were male.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Of the 39 individuals experiencing homelessness in Kankakee County in 2019 identified as only one race, 10 (26%) were Black/African-American and 29 (74%) were white. The percentage of Black/African-American people experiencing homelessness is significantly higher than the county’s overall percentage of Black/African-American people (14.5%; 2018 ACS). 3 individuals were reported as multi-racial, and race was unknown or not reported for 10 individuals. No individuals experiencing homelessness reported being Hispanic/Latino, compared to an overall count population that is 11% Hispanic/Latino. Hispanic/Latino households in the Kankakee area may have closer family ties and cultural strengths that protect against homelessness, or may be less likely to seek housing-related services.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2019 PIT count, unsheltered people represented 17 of the 52 people (33%) experiencing homelessness. This shows a decrease from the 2018 PIT count where 42% were unsheltered. Fortitude Community Outreach, a seasonal rotating-site emergency shelter, opened in 2019 and likely contributed significantly to this drop.

The PIT count occurs in the last 10 days of January; given central Illinois climate, more people likely experience unsheltered homeless during warmer months. Those experiencing unsheltered homelessness face additional barriers to housing and even emergency shelter access. Program rules and structure can bar certain individuals or families from gaining access to emergency shelter – e.g. needing valid identification, needing a police clearance card for access, or having been previously banned from services. People experiencing unsheltered homelessness may be more likely to have severe forms of disability such as a substance or alcohol abuse disorders, mental illnesses, and cognitive or physical disabilities. These can limit their capacity to interact with others, follow emergency shelter program rules, gain employment, or generally address their own needs.

Shelters cannot take in registered sex offenders for legal and safety reasons, representing a significant institutional barrier for registered sex offenders experiencing homelessness. Some people have previously had negative or traumatic experiences with housing service providers, and thus choose not to seek assistance at shelters. Shelters have sanctioned others for violating program rules, which depending on the severity of the infraction may result in temporary conditional bans or indefinite bans. Unsheltered people thus face the greatest barriers to housing, but their high level of needs and the nature of their challenges sometimes hinders them from receiving housing services.

Youth experiencing homelessness show different characteristics than the adult homeless population. LGBTQ+ youth have an increased risk of their parents kicking them out. Youth also lack employment history and various life skills necessary to maintain housing once they obtain it, and depending on age may not have legal right to live independently.

**Discussion:**

The needs of people experiencing homelessness are influenced by many case-specific factors, including veteran status, individuals vs. family household status, experience of domestic violence, race, ethnicity, gender, sexuality, criminal background, and whether they are sheltered. Structural conditions such as the job market and housing affordability also affect homeless needs but are outside the control of individuals experiencing homeless.

The network of services within CICoC and KRPG works to target these needs. The continuum received recognition in 2019 for effectively ending veteran homelessness, meaning that veterans identified as homeless become housed within 90 days or less with supporting infrastructure to meet housing-related needs. Although the continuum’s capacity and infrastructure are not yet sufficient to address these needs for all homeless individuals, services such as the 2-1-1 referral number assist any individuals seeking assistance in the Central Illinois area. CICoC members are performing ongoing investigation into service gaps and specific housing needs, and CICoC is developing a race and ethnicity equity tool to identify how race and ethnicity impact service provision and housing status.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

**Introduction:**

Agencies, networks, and consortiums such as the United Way of the Kankakee and Iriqouis Counties, Continuum of Care, Kankakee County Health Department, Illinois Department of Human Services, Amita St. Mary's, and Riverside Healthcare work together to foster a better understanding of the community’s special needs populations and to coordinate the delivery of services to these persons. Through the CDBG Consolidated Plan development process, the City of Kankakee seeks to understand characteristics of special needs populations as well as housing and supportive services needs. Due to limited CDBG funding and the level of experience and expertise within the the city of Kankakee social service agencies, the City primarily relies on the area’s existing network of social service providers to address the needs of the community’s special needs populations.















**Describe the characteristics of special needs populations in your community:**

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive service needs of these populations include a lack of affordable housing and permanent housing. Another need is employment that pays a living wage. Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They do not provide this assistance in a service delivery system, where cooperation is a long-standing value.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Illinois Department of Public Health’s Report, as of December 2013 there are 57 persons living with HIV and 81 persons living with AIDS in Kankakee County. At this time, we are not able to get the City of Kankakee only data. No new cases were reported in 2013 which was stated in the last public report from IDPH in June 2014.

**Discussion:**

There are many organizations that work together to increase the housing and services for the special needs community. Teamwork between organizations plays an important role in the success of establishing and running effective programs.

The City of Kankakee has benefited a great deal from the residential development facilities throughout the community for adults in the non-homeless special needs population. There are five senior living facilities within the city with well over 800 elderly individuals housed and three assisted living facilities within its jurisdiction.

The public housing authority as well as other service providers has noted a shortage of housing availability for persons with disabilities and persons with alcohol and drug addiction. The City will coordinate with those service providers to alleviate the obstacles by supporting fair housing, providing home modification programs, and public service funding.

The City of Kankakee has the following facilities and services that assist persons living in the City of Kankakee who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing:

Grow: supportive housing for mentally disabled individuals

Helen Wheeler Center: Provides counseling and therapy to children, adolescents and adult as well as intensive home based serves to adolescents with a severe mental illness who are at risk of hospitalization or out of home placement.

Fortitude: PADS Homeless Shelter

Kankakee County Community Services, Inc.: rental assistance, temporary shelter, meals on wheels.

Thresholds: residential services

Catholic Charities: Provides emergency services and homelessness prevention, Horizons Transitional Housing, counseling and addiction services, case management, and senior services

Aunt Martha’s: Counseling center provides comprehensive, community-based programs for children, youth, and families, encouraging them to become self-sufficient members of the community. In addition, provides substance abuse services.

Cornerstones: supportive housing for mentally disabled individuals

Veteran’s Assistance Commission: Helps with financial aid for shelter, electric, gas, and water on a temporary basis for veterans, spouses, and children.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

**Describe the jurisdiction’s need for Public Facilities:**

The availability of community centers, recreation centers, biking and walking paths, lighting for neighborhoods, and other public facilities greatly influences the general appeal and cohesiveness of the Kankakee community. Support for the facilities that provide services to the homeless, the disabled, youth or other low-income populations are necessary for a healthy community.

The major obstacle to meeting the needs of underserved populations is a lack of resources. An effective, longterm campaign to revitalize lower income neighborhoods and expand opportunities for lower income people would require additional federal funding. This would help address the negative impact of market forces that create crisis events for low-income families who often lack resources and informal safety nets. In addition to limited funding, regulations that control these resources often add to the cost and complexity of project administration. In addition, supporting a project with multiple funding sources, as is often necessary, increases administrative complexity and reduces flexibility.  Public infrastructure improvements play a large role in the need for public facilities.  Lastly, a lot of our public facilities are historical and there is added expense in maintaining those facilities.

**How were these needs determined?**

Public facility needs were determined through the online survey, public feedback, and stakeholder feedback.  Survey results are attached to the consolidated plan for reference.

**Describe the jurisdiction’s need for Public Improvements:**

The City of Kankakee's public improvement needs include improvements to streets, sidewalks, biking and walking paths, curb, gutter, sewer, signage, trees, lighting, and landscaping.

**How were these needs determined?**

Public facility needs were determined through the online survey, public feedback, and stakeholder feedback.  Survey results are attached to the consolidated plan for reference. Also through the

public street assessment through the Department of Public Works and staff consultation.

**Describe the jurisdiction’s need for Public Services:**

Pubic Services needs in the City of Kankakee include senior services, youth services, transportation services, services for battered and abused spouses, health services, services for neglected and abused children, substance abuse services, employment training, crime awareness, fair housing counseling, child care, legal services, and mental health services.

**How were these needs determined?**

Public Service needs were determined through the online survey, continuum of care feedback, stakeholder consultation, the public hearing, and  City officials consultation. Survey results are attached tot he consolidated plan for reference.

# Housing Market Analysis

## MA-05 Overview

**Housing Market Analysis Overview:**

Since the 2015 Consolidated Plan, the City of Kankakee has seen positive changes to the Housing Market yet there is a great deal of work still to be done. This section provides information on the housing market in the City of Kankakee. Many of the data tables were populated by HUD and use the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) five-year data set from years 2011-2015.

In addition to the aforementioned data sources, two recent housing market studies have been performed for the City of Kankakee. In July 2017, Artspace Consulting completed a Preliminary Feasibility Report with its primary focus addressing the need “for a mixed-used affordable live/work project with commercial space on the ground floor.”  Artspace Consulting deemed the need for affordable live/spaces to be very high and stated “Kankakee is well-positioned to continue its focus on creating a healthy mixture of affordable space opportunities that attracts creative professionals and retains young people.” Artspace Consulting also “observed remnants of both cycles of decline as well as tremendous signs of hopes for the future.”

In February 2019, Tracy Cross & Associates completed “An Analysis of the Market Potential for Rental Apartment Development” for the main municipalities of Kankakee County with Downtown Kankakee City being a one of the focal points for the study.  This study was funded by a third-party developer that is interested in residential development in the City of Kankakee and Kankakee County. The study stated “the opportunity to develop new construction rental apartments throughout Kankakee County, and in particular downtown Kankakee, is viewed as *excellent* with this favorable conclusion based upon the number of positive attributes associated with the area’s current economy and employment base.”

From this compilation of data in addition to information from the Kankakee County Housing Authority, our CoC partners and data collected directly from the residents of the City of Kankakee through a 2019 online survey addressing housing needs, it is apparent that there is a demand for all kinds of new and improved housing from homelessness needs to market-rate demands.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

**Introduction**

According to 2011-2015 ACS data, the primary housing unit in the City of Kankakee is 1-unit detached structures.  The total number of 1- unit detached structures did see a decrease of approximately 300 units from the 2015 Consolidated Plan ACS data. Other types of units saw minor changes except 2-4 unit properties saw an increase of approximately 200 units. Given the years that the data has been collected, the change in numbers would reflect the conversion of 1-unit detached into 2-4 unit rentals and/or the abandonment of aging 1-unit properties.

Overall the changes in Unit Size from the 2015 Consolidated Plan have been small.   The overall decrease in total residential units is expected from the 2011-2015 ACS data due to the 2008 Economic Recession.  Preliminary housing market projections for 2015-2020 show positive increases in housing market numbers and projections further remains positive for 2020-2025.

**All residential properties by number of units**

| **Property Type** | **Number** | **%** |
| --- | --- | --- |
| 1-unit detached structure | 6,642 | 61% |
| 1-unit, attached structure | 178 | 2% |
| 2-4 units | 1,930 | 18% |
| 5-19 units | 980 | 9% |
| 20 or more units | 1,025 | 9% |
| Mobile Home, boat, RV, van, etc | 124 | 1% |
| ***Total*** | ***10,879*** | ***100%*** |

Table 31 – Residential Properties by Unit Number

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Unit Size by Tenure**

|  | **Owners** | | **Renters** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| No bedroom | 4 | 0% | 304 | 7% |
| 1 bedroom | 165 | 4% | 1,175 | 26% |
| 2 bedrooms | 1,409 | 30% | 1,782 | 39% |
| 3 or more bedrooms | 3,075 | 66% | 1,318 | 29% |
| ***Total*** | ***4,653*** | ***100%*** | ***4,579*** | ***101%*** |

Table 32 – Unit Size by Tenure

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The Kankakee County Housing Authority (KCHA) is the main Public Housing Agency (PHA) for Kankakee County. According to KCHA’s 2020 Annual Report, 827 Housing Choice Vouchers for rental units and the Agency has a total of 223 public housing units. Since the 2015 Consolidated Plan, this is a 306 increase in Housing Choice Vouchers and a increase of 5 public housing units.

Eligibility for a Housing Choice Voucher is determined by the PHA based on the total amount of gross income and family size and is limited to US Citizens and specified categories on non-citizens who have eligible immigration status. In general, the family’s income may not exceed 50% of the median income for the county or metropolitan area in which the family has chosen to live. By law, the PHA must provide 75% of it voucher to applicants whose income does not exceed 30% AMI.

The City of Kankakee provided single-family repair grants to 41 low-moderate income persons in 2015-2019 program years. The City also assisted with 78 affordable single-family homes with mortgage purchase assistance and forgivable down payment and/or closing cost assistance from 2015-2019.  In addition, the City mitigated lead from 15 housing units during the 2019-2020 program year. See discussion for explanation of these numbers.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the Kankakee County Housing Authority there is no foreseen loss of affordable housing inventory for any reason.

**Does the availability of housing units meet the needs of the population?**

Based on information from KCHA, 2011-2015 ACS data, and a "Market Potential for Rental Apartments" study completed in February 2020 by Tracy Cross & Associates, the answer is simply that there are not enough available housing units to meet the needs of the population.

The Kankakee County Housing Authority’s current waiting list contains 200 Housing Choice Voucher applicants and 526 Public Housing applicants. Since the waiting list is currently closed to new applicants, there are additional households that are not factored into the wait list total.

There are high-demands for both affordable LMI rental units and market-rate rental units. Affordable single-family home ownership is also a demand as approximately 90% of 1-unit detached residential properties were constructed before 1980. Although the market value of these types of properties may be affordable, the costs to maintain and upgrade these properties is not within the capacity of LMI households.

**Describe the need for specific types of housing:**

Affordable housing for low-income and extremely low-income households is needed. ADA accessible housing or assistance continues to be needed, especially for the frail elderly and physically disabled population. Likewise, affordable housing for families with children remains a need throughout the City of Kankakee as evidenced by the numbers of people experiencing overcrowding.

With the recent knowledge brought forth from the Tracy Cross & Associates rental-market study, it is the believed the demand for new market-rate rentals will benefit the demand for affordable benefits. This is determined by the notion that new market-rate rentals would open up availability to affordable rentals as 95% percent of current rentals units are less than a $1,000 per month.

**Discussion**

The Economic and Community Development Agency (ECDA) for the City of Kankakee has undergone dramatic changes since April 2019. After years of interim leadership and overall lack of high standards for economic and community development, the ECDA has a mostly new administrative team with high expectations for better practices and the desire to utilizes all the funds granted to the City to serve its residences.  These factors are what have attributed to the underused funds and services available to the LMI residents.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

**Introduction**

According to the 2011-2015 ACS, there are 10,879 housing units in the City of Kankakee. The 2015 median Home Value of $94,000 saw a 2% increase since 2009 data.  The 2015 Median Contract Rent saw an increase by 20% from 2009.  The dramatic difference in percentage increases between Median Home Value and Median Contract Rent reflect appropriately the aftermath of the 2008 Recession.

In 2018, the City Council approved a reduction of its city tax levy. This saw home values of Kankakee rise as higher property taxes, as compared to the region, had a detrimental impact on home values in the Kankakee. The Median Home Value in 2018, estimated by realty agencies, was approximately $100,700. Preliminary data has also indicated the reduction in property taxes have been able to stabilize the Median Contract Rent.

**Cost of Housing**

|  | **Base Year: 2009** | **Most Recent Year: 2015** | **% Change** |
| --- | --- | --- | --- |
| Median Home Value | 92,400 | 94,000 | 2% |
| Median Contract Rent | 505 | 606 | 20% |

Table 33 – Cost of Housing

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year) |



| **Rent Paid** | **Number** | **%** |
| --- | --- | --- |
| Less than $500 | 1,473 | 32.1% |
| $500-999 | 2,882 | 62.9% |
| $1,000-1,499 | 165 | 3.6% |
| $1,500-1,999 | 12 | 0.3% |
| $2,000 or more | 55 | 1.2% |
| ***Total*** | ***4,587*** | ***100.1%*** |

Table 34 - Rent Paid

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Housing Affordability**

| **% Units affordable to Households earning** | **Renter** | **Owner** |
| --- | --- | --- |
| 30% HAMFI | 535 | No Data |
| 50% HAMFI | 1,549 | 909 |
| 80% HAMFI | 3,588 | 2,052 |
| 100% HAMFI | No Data | 2,611 |
| ***Total*** | ***5,672*** | ***5,572*** |

Table 35 – Housing Affordability

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



**Monthly Rent**

| **Monthly Rent ($)** | **Efficiency (no bedroom)** | **1 Bedroom** | **2 Bedroom** | **3 Bedroom** | **4 Bedroom** |
| --- | --- | --- | --- | --- | --- |
| Fair Market Rent | 0 | 0 | 0 | 0 | 0 |
| High HOME Rent | 0 | 0 | 0 | 0 | 0 |
| Low HOME Rent | 0 | 0 | 0 | 0 | 0 |

Table 36 – Monthly Rent



|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Is there sufficient housing for households at all income levels?**

According to the 2011-2015 ACS, there has been an increase in sufficient housing for all income levels since the 2015 Consolidated Plan.  For rental units, availability increased by 47% for 30% HAMFI, a 3% increase for 50% HAMFI, and a 6% increase for 80% HAMFI. For owner units, availability increased by 133% for 50% HAMFI, 57% for 80% HAMFI, and 13% for %100 HAMFI.

Although this change in data for sufficient housing is positive, the City of Kankakee needs to continue this trajectory. In addition, there is no data for rental units at 100% HAMFI or owner units at 30% HAMFI. This further suggests that there is a demand for market-rate rentals and that the city needs to address the potential need for owner-occupied units available to 30% HAMFI persons. 2015 ACS data also indicates that 49.5% of renters use 35% or more of income to pay rent which HUD considers to be a cost-burdened household. As incomes remain the same or perhaps even decrease, the average costs of living is always rising.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Based on the 2011-2015 ACS data and preliminary regional realty data, housing values and rents are steadily rising. In addition to aging residential units, affordability of housing will continue to be challenge for our residents. Increasing overall costs of living and stagnant to decreasing incomes will also affect affordability.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The HOME and Fair Market rents continue to rise over the Area Median Rent according to 2015 & 2019 HUD HOME Program Rent numbers. Although Area Median Rent is lower, the City of Kankakee needs to an action plan for producing and preserving affordable housing as home and rental values increase but average family income is not.

**Discussion**

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, the household is considered to be cost-burdened. Cost burdened households have fewer financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to properly maintain the housing structure, and are at greater risk for foreclosure, eviction, and housing orders from the City of Kankakee Code Department.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

**Introduction**

Without needing any data, the condition of many residential properties in the City of Kankakee is apparent.  According to 2011-2015 ACS data, 92% of owner-occupied properties and 86% of renter-occupied properties were built before 1980.  These high percentages naturally imply lead hazards in many of these properties and often one-or-more selected negative conditions.

**Definitions**

For the purposes of this Consolidated Plan, the City defines "standard condition" housing units as those  
 that meet applicable adopted federal, state and local building codes. The City defines a housing unit in  
 "substandard condition but suitable for rehabilitation" as any building that does not meet applicable  
 federal standards and/or local building codes, but does not endanger the life, health and safety of the  
 public, and can still be repaired for a reasonable amount. “Reasonable amount” is a cost that does not  
 exceed 50% of the estimated post rehabilitation value of the housing unit.

In the chart below, conditions of units may be associated with the lack of complete kitchen or plumbing facilities, more than one person per room, or having a cost burden greater than 30% of their household income, etc.

**Condition of Units**

| **Condition of Units** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| With one selected Condition | 1,495 | 32% | 2,238 | 49% |
| With two selected Conditions | 95 | 2% | 295 | 6% |
| With three selected Conditions | 0 | 0% | 15 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 3,065 | 66% | 2,032 | 44% |
| ***Total*** | ***4,655*** | ***100%*** | ***4,580*** | ***99%*** |

Table 37 - Condition of Units

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Year Unit Built**

| **Year Unit Built** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| 2000 or later | 130 | 3% | 78 | 2% |
| 1980-1999 | 233 | 5% | 580 | 13% |
| 1950-1979 | 2,204 | 47% | 2,371 | 52% |
| Before 1950 | 2,089 | 45% | 1,550 | 34% |
| ***Total*** | ***4,656*** | ***100%*** | ***4,579*** | ***101%*** |

Table 38 – Year Unit Built

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |



**Risk of Lead-Based Paint Hazard**

| **Risk of Lead-Based Paint Hazard** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| Total Number of Units Built Before 1980 | 4,293 | 92% | 3,921 | 86% |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Housing Units build before 1980 with children present | 184 | 4% | 25 | 1% |

Table 39 – Risk of Lead-Based Paint

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present) |



**Vacant Units**

|  | **Suitable for Rehabilitation** | **Not Suitable for Rehabilitation** | **Total** |
| --- | --- | --- | --- |
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 40 - Vacant Units

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 CHAS |



**Need for Owner and Rental Rehabilitation**

It is very apparent that owner and rental rehabilitation is needed for residential units in the City of Kankakee.  34% of owner-occupied units report having one to two selected negative Conditions and this is an 1% increase from the 2015 Consolidated Plan. 56% of renter-occupied units report having one to two selected negative Conditions with less than 1% of that number report 3 selected negative Conditions. This is 6% decrease in a report of all selected negative Conditions for renter-occupied units from the 2015 Consolidated Plan.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to 2011-2015 ACS data, 92% (4,293 units) of owner-occupied and 86% (3,921 units) of renter-occupied housing units were built before 1980. We would estimate that the majority of these units are still with LBP Hazards.  Approximately 43.8% of the population of the City of Kankakee is a low to moderate income persons; therefore, the estimated number of housing units by LMI families with LBP Hazards is 5,300 units.

**Discussion**

## MA-25 Public and Assisted Housing – 91.210(b)

**Introduction**

The Kankakee County Housing Authority (KCHA) serves suburban Kankakee County, including Kankakee, and provides public housing units, project based Section 8 units and Housing Choice vouchers.

**Totals Number of Units**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  \* |
| # of units vouchers available | 0 | 0 | 223 | 708 | 78 | 630 | 0 | 113 | 0 |
| # of accessible units |  |  |  |  |  |  |  |  |  |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 41 – Total Number of Units by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |



**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are 223 public housing units in the jurisdiction.  Fifteen of the units meet Section 504 accessibility requirements with an additional 4 units accessible for hearing and site modifications. All units are in good condition.

100 units are located at Azzarelli Tower serving the elderly and disabled with 99 one-bedroom units and 1 two-bedroom unit. Rehab of that building took place in 2008 under an IHDA Tax Credit project – new plumbing throughout building including fixtures, carpeting, painting, and lighting; landscaping and building exterior repairs (brick and shutters). Recently completed replacing kitchen cabinets. New roof in 2005 and boiler system in 2008. Door system done in 2012. Building is 100% occupied.

100 units are located at Midland Towers serving the elderly and disabled with 99 one-bedroom units and 1 two-bedroom unit. An Energy Performance contract was completed in 2010 including systems (boiler and heating units) building envelop insulation, energy efficient lighting fixtures and bulbs, water conservation measures. Kitchen cabinets and apartment doors replaced 2009, all entry doors in 2009, door system was replaced in 2012. New carpeting throughout building 2008. Landscaping was completed in 2011. New roof in 2004. Building is 100% occupied.

20 units are considered family sites and are located the majority in two complexes. For the two complexes, an Energy Performance contract was completed in 2010 including systems (heating units) and building envelop insulation, energy efficient lighting fixtures and bulbs, and water conservation measures. Since 2009 the units have had flooring and kitchen cabinet replacements. All roofs were replaced 2005.

8 units are in one building acquired by the KCHA in 2013. These are all two-bedroom units. Improvements made to acquisition include energy efficient lighting and water conservation measures. Building is 100 % occupied.

Waiting lists exists for all types of housings offered through KCHA programs.

**Public Housing Condition**

| **Public Housing Development** | **Average Inspection Score** |
| --- | --- |
|  |  |

Table 42 - Public Housing Condition







**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

KCHA will move forward with the redevelopment of its Public Housing units to replace older units with new ones. This will be accompanied by trying to utilize a variety of public and private financing options, including LIHTC, possible HUD RAD conversion, and grants. In addition, a Green Physical Needs Assessment has been recently completed.

The KCHA is preparing applications for mixed finance modernization or a conversion to LIHTC/RAD for its existing Public Housing for both Family Sites and its Midtown Tower high-rise. Phase I of redevelopment under LIHTC and/or RAD has occurred at Harbor Street Public Housing Complex.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

KCHA’s mission is to “provide quality affordable housing that sanitary and safe for low-income residents of Kankakee County, Illinois. KCHA will continue to request authorization and utilize Public Based Vouchers to further affordable housing in its’ jurisdiction, especially with replacing or rehabbing older Public Housing.

The KCHA is working on advancing its Housing Choice Voucher Homeownership Program to further assist families towards self-sufficiency and has begun qualifying tenants for the program. KCHA also continues to improve its PHAS and SEMAP scoring. For fiscal year 2018, the HCV program was once again a High Performer under SEMAP with a score of 93. KCHA was a High Performer under PHAS in the 2015 fiscal year with a score of 90. KCHA is anticipating a Standard Performer designation for 2019.

**Discussion:**

## 

## MA-30 Homeless Facilities and Services – 91.210(c)

**Introduction**

A variety of facilities and services specifically target the homeless population in Kankakee. The chart below provides a breakdown of available emergency shelter, transitional housing, and permanent supportive housing for specific subpopulations. The written sections below further include a detailed description of health, mental health, employment, and other related services available in the City of Kankakee.

**Facilities and Housing Targeted to Homeless Households**

|  | **Emergency Shelter Beds** | | **Transitional Housing Beds** | **Permanent Supportive Housing Beds** | |
| --- | --- | --- | --- | --- | --- |
| **Year Round Beds (Current & New)** | **Voucher / Seasonal / Overflow Beds** | **Current & New** | **Current & New** | **Under Development** |
| Households with Adult(s) and Child(ren) | 0 | 20 | 30 | 30 | 0 |
| Households with Only Adults | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 43 - Facilities and Housing Targeted to Homeless Households



|  |
| --- |
| **Alternate Data Source Name:** |
| Housing Continuum of Kankakee County Point-in-Time |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

Many providers of the following mainstream benefits regularly attend Kankakee regional planning group (KRPG) meetings, in which local Continuum of Care members and organizations providing related services meet together to address service gaps and coordinate solutions.

Riverside Healthcare Behavioral Services provides treatment for a broad range of psychological and substance abuse disorders. This includes an inpatient department within the main hospital building and a partial hospitalization program (PHP) for discharged patients who need continued services.

AMITA St. Mary’s offers a full range of inpatient, outpatient, and emergency services for prevention, diagnosis, treatment, and rehabilitation related to acute and chronic health conditions. This includes an inpatient behavioral health department.

Harbor House serves survivors of domestic violence and their children in Kankakee and Iroquois counties. Services include emergency shelter, transitional housing, a 24-hour crisis hotline, court advocacy, individual and group counseling, referrals, domestic violence education classes, and community education.

Kankakee County Center Against Sexual Assault (KC-CASA) provides similar services to survivors of sexual violence and their non-offending significant others.

Helen Wheeler Center, an outpatient counseling agency, provides comprehensive mental health services and therapy to children, adolescents, and adults in Kankakee County.

Thresholds provides community mental health support at several levels of intensity, from a multidisciplinary Assertive Community Treatment (ACT) team to psychosocial rehabilitation (PSR). The agency also operates a drop-in center open daily for Williams-class members, transitional housing, and supported employment services.

The Illinois Department of Human Services helps families meet their basic needs, offering a range of services and benefits intended to help people become healthy and self-sufficient. Options include cash benefits, food stamps, child care assistance, medical/health education and referrals, pregnancy and parenting information, assistance for people with developmental disabilities, mental health and addiction referrals, youth services, and housing assistance/referrals.

Kankakee County Training Center for the Disabled (KCTC) provides developmentally disabled adults training and employment opportunities intended to teach skills needed to become more productive, contributing community members.

Duane Dean Behavioral Health Center provides outpatient substance abuse treatment, including court-mandated testing and treatment, Opiate Maintenance Therapy (OMT; uses methadone), and a gender-specific treatment program for women.

The Iroquois-Kankakee Regional Office of Education (I-KAN ROE) liaises between the Illinois State Board of Education and residents of Kankakee and Iroquois County. Services include after-school programs, attendance assistance (truancy prevention), and the Regional Alternative Attendance Center (RAAC) that provides an alternative learning environment for students with repeated behavioral problems.

Prairie State Legal Services, Inc. (PSLS) provides free legal assistance to seniors, survivors of domestic violence, and low-income people.

United Way of Kankakee and Iroquois Counties operates 2-1-1, a 24/4 confidential phone system that provides referrals to any and all human services in the area, and generally assists local human services organizations with coordination.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Aunt Martha’s provides homeless youth services, individual and group counseling, 24-hour crisis intervention, court advocacy, family services, substance abuse services, and teen parent support.

Catholic Charities provides homeless prevention and transitional housing services, counseling, and senior services including case management.

Kankakee County Community Services, Inc. (KCCSI) provides a wide range of programs intended to alleviate the negative effects of poverty and help people become more self-sufficient. Services include financial assistance with rent and utilities, provision of school supplies, nutritious meal delivery for seniors, scholarships, financial literacy education, a food pantry, weatherization rehabilitation for homes, and employment programs for youth and seniors.

Salvation Army provides rapid re-housing through Continuum of Care funding and a variety of other supportive services, including a client-choice food pantry, clothing closet, weekday free lunch, tax preparation, utility assistance, and spiritual support.

Fortitude Community Outreach provides emergency shelter during winter months using a rotating-site model. Fortitude first starting providing emergency shelter during winter 2019; prior to this, the community had no emergency shelter available. This organization also performs street outreach, transitional housing, and workforce development for people experiencing homelessness.

The Veterans Assistance Commission (VAC) of Kankakee County serves veterans who are low-income, homeless, disabled, or at-risk and their families. Services include assistance with VA healthcare claims, disability and pension claims, burial benefits, and financial assistance for basic needs.

## MA-35 Special Needs Facilities and Services – 91.210(d)

**Introduction**

Special needs facilities and services are operated by the Continuum of Care organizations and City of Kankakee is fortunate to have a diverse group of organizations that are well-supported. All CDBG funds allocated for Service are administered to the Kankakee Continuum of Care organizations.







**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

With the elderly population, we anticipate seeing an increase in the need for specialized housing. Any such efforts to expand this resource may involve the Northeastern Area on Aging, which monitors distribution of Federal Older American's Act funding and State of Illinois general revenue fund for senior programs; as well as, monitor coordination of services, and identify service needs for seniors. Riverside Hospital, AMITA Health Medical Group, and the Kankakee County Housing Authority participate in housing needs, including special needs, as well.

Additional services are needed for mental health and chemical dependency including: medical needs, connecting people with resources, outreach to the community to access available services, case management, advocacy, rental assistance with supportive services, and many others. In February 2020, Dean Behavioral Health Center announced the purchase of two vacant adjacent properties in East Kankakee with plans to create a micro-campus for persons with drug addictions that will include a triage and immediate care center and 14-bed residential treatment center.

Supportive housing needs for people with disabilities tend to be specific to their need.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Discharge planning for the mental health institutes addresses housing but sometimes resources are limited. Persons are networked with all of the available services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City does not specify plans for housing to serve special needs but considers such housing proposals and their service linkages as part of the planning and funding processes through the Continuum of Care described elsewhere in the plan that are not homeless but have other special needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City does not specify plans for housing to serve special needs but considers such housing proposals and their service linkages as part of the planning and funding processes through the Continuum of Care described elsewhere in the plan that are not homeless but have other special needs.

## MA-40 Barriers to Affordable Housing – 91.210(e)

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Although, the City of Kankakee has many properties available under the threshold of 95 percent of the median price limits, the age and status of the housing combined with a declining economic base have resulted in a general deterioration of the City’s housing stock. Many units of available housing stock are substandard and do not meet the housing quality standards.

The City’s code enforcement program mandates the correction of code violations and encourages rehabilitation. However, there is also a danger that it may cause abandonment and demolition of housing that is salvageable and able to be rehabilitated. This would seem to indicate the desirability of having some sort of program to assist with finance of  rehabilitation for those owners who would not otherwise be financially able to afford the cost of rehab. To address this issue, the City of Kankakee does provide assistance with at least the LBP hazards present in the homes of the low-to-moderate income families.

Under the City of Kankakee’s Municipal Code Chapter 24 Article II Chronic Nuisance Property, a violation of the code can lead to a property being closed from a period of 30-180 days. The tenant is removed and the property is boarded up. This as well could lead to abandonment and demolition of housing that is salvageable, but the owners walk away instead because there is no income coming in to the unit.

The cost of providing for affordable housing coupled with limited availability of funding may be one of the biggest barriers to affordable housing.  The City can address only a fraction of the housing needs, whether it is through new construction or rehabilitation of the current housing inventory.  It has been demonstrated that in the redevelopment of neighborhoods the need to preserve existing homes or build new homes that deep subsidies are required or requested. The City will therefore continue to investigate opportunities through private and public funding to fill this particular gap.

In a public online survey, conducted in Fall 2019, addressing Housing Needs, 69.4% of 190 respondees stated Property Taxes in the City of Kankakee as the main barrier for Affordable Housing.  The City of Kankakee does have higher property taxes in relation to this its municipal neighbors. The City Council in 2018 voted to approve the reduction of the City Tax Levy by 0.5%. The decrease was made possible by a 2% increase in city sales tax. As the emphasis on Economic Development continues and creating equitable housing opportunities, it is the desire of the City Administration to continue to decrease Property Taxes and increase revenues from Sales Tax.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

**Introduction**

The City of Kankakee is "Open for Business." The past couple of years have seen a great amount of government change in efforts to improve the livability and business climate of Kankakee. With the unification of economic development and community development, the Economic and Commonity Development Agency (ECDA) now works under one umbrella to improve the lives of our citizens.

In the 2018-2019 fiscal year, the city has been movely quickly to adopt TIF Districts, a Riverfront Master Plan, new industry sectors, a Histotric Tax District in addition to promoting state and federal business incentives that fall within the city limits.

**Economic Development Market Analysis**

**Business Activity**

| **Business by Sector** | **Number of Workers** | **Number of Jobs** | **Share of Workers**  **%** | **Share of Jobs**  **%** | **Jobs less workers**  **%** |
| --- | --- | --- | --- | --- | --- |
| Agriculture, Mining, Oil & Gas Extraction | 116 | 0 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 972 | 733 | 12 | 6 | -6 |
| Construction | 316 | 484 | 4 | 4 | 0 |
| Education and Health Care Services | 1,813 | 5,156 | 23 | 45 | 22 |
| Finance, Insurance, and Real Estate | 403 | 318 | 5 | 3 | -2 |
| Information | 120 | 289 | 2 | 3 | 1 |
| Manufacturing | 1,270 | 1,399 | 16 | 12 | -4 |
| Other Services | 302 | 419 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 369 | 383 | 5 | 3 | -2 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 1,287 | 1,115 | 16 | 10 | -6 |
| Transportation and Warehousing | 566 | 566 | 7 | 5 | -2 |
| Wholesale Trade | 397 | 550 | 5 | 5 | 0 |
| Total | 7,931 | 11,412 | -- | -- | -- |

Table 45 - Business Activity

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs) |



**Labor Force**

|  |  |
| --- | --- |
|  |  |
| Total Population in the Civilian Labor Force | 11,251 |
| Civilian Employed Population 16 years and over | 9,600 |
| Unemployment Rate | 14.67 |
| Unemployment Rate for Ages 16-24 | 32.68 |
| Unemployment Rate for Ages 25-65 | 9.21 |

Table 46 - Labor Force

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



| **Occupations by Sector** | **Number of PeopleMedian Income** |
| --- | --- |
| Management, business and financial | 1,276 |
| Farming, fisheries and forestry occupations | 315 |
| Service | 1,360 |
| Sales and office | 1,826 |
| Construction, extraction, maintenance and repair | 734 |
| Production, transportation and material moving | 910 |

Table 47 – Occupations by Sector

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 7,037 | 77% |
| 30-59 Minutes | 1,505 | 16% |
| 60 or More Minutes | 594 | 7% |
| ***Total*** | ***9,136*** | ***100%*** |

Table 48 - Travel Time

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| **Educational Attainment** | **In Labor Force** | |  |
| --- | --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 1,405 | 310 | 1,340 |
| High school graduate (includes equivalency) | 2,514 | 479 | 1,345 |
| Some college or Associate's degree | 2,848 | 335 | 1,160 |
| Bachelor's degree or higher | 1,220 | 95 | 175 |

Table 49 - Educational Attainment by Employment Status

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



Educational Attainment by Age

|  | **Age** | | | | |
| --- | --- | --- | --- | --- | --- |
| **18–24 yrs** | **25–34 yrs** | **35–44 yrs** | **45–65 yrs** | **65+ yrs** |
| Less than 9th grade | 8 | 130 | 403 | 698 | 510 |
| 9th to 12th grade, no diploma | 428 | 619 | 590 | 628 | 405 |
| High school graduate, GED, or alternative | 764 | 1,184 | 1,103 | 2,045 | 1,227 |
| Some college, no degree | 915 | 1,155 | 933 | 1,464 | 837 |
| Associate's degree | 160 | 188 | 210 | 393 | 69 |
| Bachelor's degree | 80 | 225 | 304 | 455 | 265 |
| Graduate or professional degree | 20 | 180 | 85 | 253 | 295 |

Table 50 - Educational Attainment by Age

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



Educational Attainment – Median Earnings in the Past 12 Months

| **Educational Attainment** | **Median Earnings in the Past 12 Months** |
| --- | --- |
| Less than high school graduate | 72,130 |
| High school graduate (includes equivalency) | 73,727 |
| Some college or Associate's degree | 68,423 |
| Bachelor's degree | 44,194 |
| Graduate or professional degree | 46,719 |

Table 51 – Median Earnings in the Past 12 Months

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |



**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Health Care Services, Manufacturing & Retail Trade.

**Describe the workforce and infrastructure needs of the business community:**

From large-scale manufacturers and two hospitals to independently owned service and retail shops, the workforce needs of Kankakee business community are just as diverse as its residential community. Based on the completion of our 2014-2019 Kankakee County CEDS, annual reporting of the Economic Alliance of Kankakee County and data from census.gov, workforce needs have been consistently growing in the following sectors: Education and Health Care Services, Retail Trade, Manufacturing, Food Processing, and Arts, Entertainment & Accommodations.  In addition, many proposed plans for the 2020-2021 Fiscal Year will elicit significant workforce increase in the construction sector.

Infrastructure needs of the business community that have been identified to date include the following:

* Redevelopment of Interstate-57 Exit 312 Interchange
* Roadway improvements and aesthetic improvements to East Court Street Corridor
* Reconstruction and drainage improvements to Hobbie Avenue
* Utility infrastructure to serve new developments site in Eastgate Industrial region
* Truck route roadway improvements

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City of Kankakee is very fortunate to have many proposed projects for the 2020-2021 Fiscal Year that will have a significant economic impact affecting job and business growth during the 2020-2025 planning period.  These projects include:

* Riverfront Development Master Plan: Adopted by the City Council in 2018, the Kankakee Riverfront Master Plan was designed by the Hitchcock Design Group. Steadily moving forward with the leadership of the Kankakee Riverfront Implementation Team (a group of local and regional community leaders), Phase I of the project will be breaking in Summer 2020 after the acquisition of riverfront properties through OSLAD grants. A copy of the master plan can be viewed at https://citykankakee-il.gov/perch/resources/20180730-master-plan-report-final.pdf
* Truck & Travel Plaza: In April 2020, the city council approved development plans for a Travel Plaza on East Court Street near the I-57 Exit 312 on a brownfield site that has been eyesore to the city’s entrance for more than two decades. This development, breaking ground in Summer 2020, will see a full-scale travel and truck plaza, a quick-service restaurant, gaming lounge and has the option to include a full-service restaurant. The comptroller’s office estimates nearly $1,000,000 in annual tax revenues from this development.
* Residential Developments: As of April 2020, a historic preservation developet has been in negotiations to invest nearly $55 million over three development sites in the Kankakee’s downtown and riverfront districts.  Said developer is proposing residential and mix-used construction that will be both new and historic restoration including the restoration of a 5-story factory that has been vacant for over 50 years in the center of Kankakee. Said developer is also planning to retrofit a former bank building into a Business Incubator that will harbor small business start-ups and local entrepreneurs. Key factors that attracted said developer to Kankakee were Historic Tax District and Opportunity Zone designation.
* Interstate 57 Exit 312 Interchange: The Illinois Department of Transportation (IDOT) has already identified the need to reconfigure and reconstruct the Interstate 57 Exit 312 interchange. Phase I Surveying of the project has already been completed and IDOT plans to have the project completed within the next 5-10 years.
* Prairie Walk Subdivision: 3 Land Development in 2018 bought the development rights for new subdivision in Kankakee's southern ward.  The subdivision development initiated in 2015 was soon abandoned by its original developers for financial setbacks.  3 Land Development will continue developing the subdivision this Summer 2020 with over 30+ new single and multi-family residences.
* Cannabis Industry: Kankakee city council adopted in December 2019 the acceptance of Cannabis industry dispensary, craft growers and processors.  The city has already had private investors submit multiple applications for all available sectors in the cannabis industry and the State of Illinois will be rewarding contracts starting in May 2020. Kankakee is already home to a multi-acre Cresco Labs cannabis growing facility.

Not only does the City of Kankakee anticipate significant increases in workforce needs in the aforementioned job sectors, it will be the city’s Planning, Code, Economic and Community Development departments due diligence to support these expected workforce needs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Despite the many and great efforts to prepare our workforce, the community and county as a whole show a significant gap in our educational attainment numbers. Specifically, Kankakee educational profile indicates that there is a significant gap between residents with some college and those who have attained post-secondary degrees.  Aside from healthcare and advanced manufacturing, the majority of the jobs available do not require advance education. For some skilled occupations, training is often obtained on-the-job.

The regional workforce training organizations have done a commendable job creating programs serving the health care, construction, manufacturing, and service sectors, but has failed to assist the rapidly growing BioSciences and Food Sciences sectors.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City of Kankakee has healthy relationships with all of the regional workforce training initiatives and organizations. The workforce regional leaders have a united approach to addressing the workforce needs in our rapidly growing manufacturing sectors along with other burgeoning sectors.  Our strongest workforce training initiatives include:

* Kankakee Community College: Kankakee Community College (KCC) has award-winning and accredited programs to train the workforce and prepare students for 4-year universities. Utilizing leaders from local business and industry, KCC began the Industrial Machinery Registered Apprenticeship Program in 2018 and the Electrical Engineering Technology Program for renewable energy careers housed in the new Advanced Technology Education Center, a LEED Gold building. Additionally, KCC workforce training programs include the Manufacturing and Industrial Technology Center, Health Care programs and adult education courses, career services and GED preparation.
* Grundy-Livingston-Kankakee Workforce Board: The GLKWB is responsible for investing $2 million annually in support of local workforce training. The organization administers an Illinois Talent Pipeline Grant for skillset training and has supported local employers with nearly $100,000 over the past two years with training funds. GLKWB is the regions main center for job resources, training and placement.
* Kankakee Area Career Center: Kankakee Area Career Center aims to meet the vocational/technical education needs of regional high school students. The underlying function of the career center is to prepare students to select viable career paths and to obtain the training and skills essential for continuing education and/or job market.
* Community Benefits Agreements: As of March 2020, all new large-scale development agreements will include a Community Benefit Agreement (CBA).  The purpose of CBA will be the inclusion of construction workforce training and/or apprenticeships as part of development projects. The creation of these CBA agreements is in collaboration with local construction union leaders and specifically meant to help train our LMI residents.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No. The City of Kankakee was within the recently completed CEDS project area as part of the 2014-2019 Kankakee County Comprehensive Economic Development Strategy. In April 2020, the Economic and Community Development Agency began applying for a CEDS study through the federal Economic Development Agency’s Planning and Technical Assistance Grant Program.

Other local plans or initiatives that impact economic growth:

* Riverfront TIF District: In order to support the development of the Riverfront Master Plan, the City Council adopted in July 2019 the Riverfront TIF district. In addition to spurring private investment in the commercial parcels and Riverfront Master Plan, the district contains a long-neglected riverfront residential neighborhood and public park.
* East Court TIF District: In February 2020, the City Council adopted the formation of the East Court TIF district.  The eastern corridor and main entrance to the city via interstate has been neglected for multiple decades leading to blight, brownfield sites, dilapidated buildings and homes, and a lack of any aesthetic investment.
* Downtown Historic District: In 2018, the Downtown Historic District was established with the national historic register consisting of 73 buildings of varying architectural styles and eras. The district was created to encourage private investors to take advantage of the Historic Tax Credit for restoration developments.
* Kankakee Riverfront Opportunity Zone**:** The only federally designated Opportunity Zone (OZ) in Kankakee County, the Riverfront OZ encompasses a number of areas undergoing revitalization, including the Downtown Historic Tax District, the Shoppes at Meadoview and the Riverfront Development Master Plan.
* Business Retention and Attraction Coordinator: In November 2019, Kankakee’s Economic and Community Development Agency (ECDA) created and hired a full-time Business Retention and Attraction Coordinator. This hire serves as the only position within the ECDA to focus solely on Economic Development along with the agency’s director.

**Discussion**

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The Table below represents the percentage of housing units by Census Tract within the City of Kankakee that have one-or-more existing selected negative conditions and the percentage of houses built after 1980 as discussed in Section MA-20. This percentage is against the total housing units available per Census Tract and data is taken from ACS 2014-2018.

Overall, the majority of the City of Kankakee has some sort of housing problems. Based on the table above, Census Tracts 115, 116 & 123 have the highest percentages of housing units with one or more existing negative conditions. For housing units built after 1980, the Census Tracts with the lowest percentages are 115, 116, 117 and 123. Areas where households with multiple housing problems are concentrated in Census Tracts 115, 116 and especially tract 123.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Areas where racial or ethnic minorities or low-income families are concentrated is defined as census tracts where at least 40% of the population are racial or ethnic minorities. Areas where low-income families are concentrated is defined as census tracts where the poverty rate is 22% or more. The Table below represents by Census Tract in the City of Kankakee the percentage of households based on unemployment, low-income, and racial minority.  Data is taken form 2014-2018 ACS.

Areas in the Kankakee jurisdiction where racial or ethnic minorities and/or low-income families are concentrated are in Census Tract 115, 116, 117 & 123.  The tracts consist of the central, northern and northeastern parts of the City of Kankakee.

**What are the characteristics of the market in these areas/neighborhoods?**

In addition to our reporting of Housing Conditions and the many problems with Kankakee’s housing stock, these aforementioned census tracts have received a total lack of investment from the both the public and private sectors for a couple of decades, especially in tracts 115 & 116. Overall there is a lack of retail, food services, and updated public spaces.

**Are there any community assets in these areas/neighborhoods?**

The City of Kankakee does have community assets in all areas of the City. Schools, parks, shopping, entertainment, libraries, access to public transportation, are found throughout City of Kankakee including those areas with concentrations of low-income households.

**Are there other strategic opportunities in any of these areas?**

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to 2014-2018 ACS data for Kankakee County (Data specific to the City of Kankakee does not currently exist), 20.5% of households out of 40,642 total households do have an internet subscription of any kind, including cellular data service; and 11.2% do not have a computer or computing device of any kind. For households with an income of less than $20,000, 49% do not have an internet subscription of any kind.

The following percentages represent computer and internet subscriptions for the three largest ethnic groups for Kankakee County in relation to total households. 2014-2018 ACS Data.

Based on the collected data, it is apparent that are low- to moderate- income households and racial minorities do not have the same access to internet services within households as the rest of the community.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition is essential because it leads to one very important thing, innovation. People are always looking for products with more features and capabilities, products that cost less but can do more, and products that just plain solve their needs/wants better than any other product can.

By having more than one broadband Internet service provider serve the City of Kankakee, demand would drive the providers to better serve all demographics of our community as price that is affordable.

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Biggest natural hazard risk in Kankakee would be flooding, which has become increasingly more frequent in the past five years.  Since the Kankakee River cuts through the heart of the City, considerable areas are within the River’s 100-year flood plain.  Significant numbers of homes like within this flood prone area (see attached map as an example).  To address this issue, the City has been:

1. Acquiring homes along the River that are within the flood way, working with residents to relocate them, and demolishing these homes for conversion to a future riverfront park.
2. Enforcing the City’s Flood Plain Ordinance, including requiring a permit for any activity within the flood plain.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Kankakee County ranks as one of the top 15 jurisdictions in the State with the highest insurance payouts to repetitive loss of properties due to flooding.  Flood insurance is an extra expense that many homeowners cannot afford.  Houses within the flood plain end up abondoned or un-invested in because of those expenses.  Renters and homeowners living in the flood plain that experience repetitive loss due to flooding is another hardship.  The flood plain is located in a low to moderate income area within the city of Kankakee.

# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

The Strategic Plan defines the priority needs, goals, objective and targets of the City of Kankakee CDBG program. The levels of priority are based on the Housing Needs Assessment (Housing Needs Table) of the Consolidated Plan and range from high, medium, or low. The targets will be primarily based on the degree of priority and economic feasibility of the CDBG budget.

**Mission:**

It shall be the mission of the City of Kankakee and its lead agency; Kankakee Economic and Community Development Agency, to vigorously and with sincere purpose carry out the national objectives of the U.S. Department of Housing and Urban Development to positively affect the quality of life of the residents of Kankakee through Neighborhood development, including housing, economic development and public services. The primary object of the lead agency is to provide varied housing assistance through programs to improve the neighborhoods in the City of Kankakee.

City of Kankakee Administration, through citizen participation and feedback, along with the data collected during the consolidated planning process will focus on these strategic goals from 2020-2024.

**Promote Equitable Housing Opportunities**

Expand the opportunity for affordable and energy efficient housing for Kankakee residents of all ages, income, abilities, races, and ethnicities.  (HUD codes DH-1, DH-2, DH-3, SL-1, EO-1)

**Encourage Economic Growth**

Increase the access to capital, educational opportunities, and workforce training resources for all businesses within the City of Kankakee.  (HUD codes SL-1, EO-1, & EO-3)

**Create Livable Communities**

Utilize federal funds to provide opportunities to revitalize or improve the quality of the City’s neighborhoods while maintaining the communities character.  This includes reducing blighted or abandoned properties, improving City infrastructure and public facilities, expanding the City’s mobility index, promoting the benefits of the city’s historic districts, increasing homeownership rates while reducing foreclosure rates, and partnering with neighborhood organizations for neighborhood stabilization programs.  (HUD codes SL-1, SL-2, SL-3, EO-2, EO-3)

**Support Public Services**

Direct funds to those public service agencies that assist the City of Kankakee in meeting its strategic goals and HUD’s national objectives.

The following issue areas are included:

• Geographic Areas – Geographic areas where investment will be directed.

• Priority Needs – Highest priority needs to be addressed in the areas of Housing, Homeless, Special Needs and Non-Housing Community Development.

• Anticipated Resources – Anticipated federal and other funding resources available.

• Institutional Delivery Structure – A description of the government and non-profit institutions that will carry out the projects and activities to meet priority needs.

• Goals – Key goals to address priority needs.

• Lead-Based Paint Hazards – Strategies to address lead-based paint hazards.

• Anti-Poverty Strategy – Strategies to reduce poverty.

• Monitoring – How subrecipients will be monitored to carry out projects and activities.

## SP-10 Geographic Priorities – 91.215 (a)(1)

**Geographic Area**

Table 52 - Geographic Priority Areas

|  |  |  |
| --- | --- | --- |
| **1** | **Area Name:** | Citywide |
| **Area Type:** | Local Target area |
| **Other Target Area Description:** |  |
| **HUD Approval Date:** |  |
| **% of Low/ Mod:** |  |
| **Revital Type:** | Comprehensive |
| **Other Revital Description:** |  |
| **Identify the neighborhood boundaries for this target area.** |  |
| **Include specific housing and commercial characteristics of this target area.** |  |
| **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?** |  |
| **Identify the needs in this target area.** |  |
| **What are the opportunities for improvement in this target area?** |  |
| **Are there barriers to improvement in this target area?** |  |

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

At this time, the City of Kankakee does not anticipate that assistance will be directed to specific geographic areas during the 2020-2024 Consolidated Plan period. Projects selected for funding will be chosen for their ability to meet the national objectives of the CDBG program and the goals of the Consolidated Plan. All projects will primarily or exclusively benefit low and moderate-income individuals with emphasis on low-income homeowners and renters, homeless persons transitioning to permanent housing, and persons with special needs.

The City of Kankakee will, however, continue to monitor conditions in areas with concentrations of low and moderate-income and minority households and will consult with city agencies and social service organizations serving households in these areas to determine how best to assist these households. In the future, Kankakee may choose to direct some funds to these neighborhoods for Low-Moderate Income Area Benefit if suitable projects are presented that will result in quantifiable improvements for low and moderate-income residents.

The U.S. Department of Housing and Urban Development (HUD) defines an “area of low-income concentration” as any Census tract where a majority of households (51% or greater) qualify as low-income.  All of the Census tracts within the City of Kankakee, with the exception of Census tract 122, qualifies as an “area of low-income concentration”.

HUD determines income limits from the Census and adjusts the data annually.  The HUD moderate income limit for a household of four persons in the City of Kankakee was reported at $59,700.00 in 2020.

## SP-25 Priority Needs - 91.215(a)(2)

**Priority Needs**

Table 53 – Priority Needs Summary

|  |  |  |
| --- | --- | --- |
| **1** | **Priority Need Name** | Owner Occupied Repair |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Affordable Housing |
| **Description** | A high priority need exists to maintain and improve Kankakee's existing homeowner housing supply. The old age of Kankakee's homeowner housing added to the existing housing cost burden requires the City to take action in order to ensure a positive quality of life for the low and moderate income homeowners found within the community. |
| **Basis for Relative Priority** | Based on the data provided by the 2011-2015 CHAS there is a great number of homeowner units with housing or severe housing problems, as well as, the information gathered through surveys and the public hearing we conducted. |
| **2** | **Priority Need Name** | Economic Development |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| **Geographic Areas Affected** | Citywide |
| **Associated Goals** | Economic Development |
| **Description** | A high priority need exists to maintain and improve Kankakee's existing homeowner housing supply. The old age of Kankakee's homeowner housing added to the existing housing cost burden requires the City to take action in order to ensure a positive quality of life for the low and moderate income homeowners found within the community. |
| **Basis for Relative Priority** | Input received from the community and citizen participation phase necessitated a high priority, but there is a lack of funding for this priority. |
| **3** | **Priority Need Name** | Public Facilities |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Creating Livable Communities |
| **Description** | There exists a high need to improve and maintain public facilities. Improvements to public parks, community centers, and other public facilities are needed to maintain and improve the low and moderate-income community areas of Kankakee. |
| **Basis for Relative Priority** | Input received from the community and citizen participation phase necessitated a high priority. |
| **4** | **Priority Need Name** | Public Infrastructure |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Creating Livable Communities |
| **Description** | A high priority need exists to improve and maintain the existing public infrastructure and public facilities. Street resurfacing, sidewalk repair, street lighting, bike and walking trails, ADA improvements, and other public infrastructure improvements were identified through community input and consultation as a high priority need. |
| **Basis for Relative Priority** | Input received from the community and citizen participation phase necessitated a high priority. |
| **5** | **Priority Need Name** | Public Services |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Public Services |
| **Description** | A high priority need for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Kankakee to effectively and comprehensively address the needs of the community. |
| **Basis for Relative Priority** | Input received from the community and citizen participation phase necessitated a high priority. |
| **6** | **Priority Need Name** | Homeownership |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Large Families Families with Children Elderly |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Affordable Housing |
| **Description** | There is a need for assistance to acquire, rehab, or construct new homeownership units for moderate-income residents due to the high cost burden in housing in Kankakee. |
| **Basis for Relative Priority** | Input received from the community and citizen participation phase necessitated a high priority. |
| **7** | **Priority Need Name** | Clearance and Demolition |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Affordable Housing |
| **Description** | Preventing or eliminating slum and blight.  This is needed for the health and safety of the neighborhood residents.  Abandoned and vacant buildings that have severely deteriorated become a hazard to the area residents.  It is needed to address these issues before they become a major concern. |
| **Basis for Relative Priority** | Input received from the community and citizen participation phase necessitated a high priority. |

**Narrative (Optional)**

The priority needs presented above represent the greatest challenges faced by the City of Kankakee. Through consultation and community input the City was able to determine the priority needs of the community and how best to address those needs. Utilizing CDBG and other federal and state funds allows the City to maintain and improve existing rental and owner-occupied housing while maintaining the affordability of living in Kankakee.  In addition, home ownership counseling and direct assistance is needed for low- and moderate-income residents to help educate the buyers in becoming viable homeowners and assist in making it a more affordable option.

Finally, the need is high for improvements to public infrastructure, facilities, and services. Maintaining and improving the quality of low- and moderate-income community areas through street resurfacing, alley paving, sidewalk improvements, street lighting, bike lanes, etc. will serve to create a safe and sustainable community that will increase the City’s mobility index and making development projects more desirable to outside investors. The use of CDBG funds to create and improve public facilities serving the low- and moderate-income community will foster greater community development and assist those facing the greatest challenges. Improved and greater access to public services is a high priority need reflected through consultation and evidence by the lack of resources and support to sufficiently meet the needs of those reliant upon support from the public or nonprofit sector.

The priority needs established within this section will serve as the framework for how the City of Kankakee will allocate its CDBG, OHHLHC, and other state and local funding over the next five years.

## SP-30 Influence of Market Conditions – 91.215 (b)

**Influence of Market Conditions**

| **Affordable Housing Type** | **Market Characteristics that will influence  the use of funds available for housing type** |
| --- | --- |
| Tenant Based Rental Assistance (TBRA) | Fair market rents for 2019 are $586 for studio units, $649 for 1-bedroom units, $778 for 2-bedroom units, and $900 for 3-bedroom units. The Kankakee County Housing Authority administers the Section 8 voucher program through HUD.  The City of Kankakee does not administer a TBRA program.  Demand for this County program far exceeds the supply of vouchers. |
| TBRA for Non-Homeless Special Needs | See above description. The TBRA program is intended to assist low-income residents who may or may not be special needs.  The City of Kankakee does not administer a TBRA program. |
| New Unit Production | Market factors influencing development of new housing units, and particularly affordable housing units include: Cost of land; cost of infrastructure improvements required for development of land; development impact fees; construction requirements; and general economic conditions, including income and employment levels and market interest rates.  The City of Kankakee has a property tax rebate for any new owner-occupied residence within Indian Meadows Subdivision where the first 10 years the buyer gets a 90% rebate of the City portion of property tax bills, the second 10 years the buyer receives a 50% rebate on the City portion of the property tax bill, and they get a 50% discount on building permit fees.  Anyone who purchases an empty lot and constructs a new single family owner occupied residence will receive a property tax rebate for 5 years a 50% rebate of the City portion of the property tax bill, any lien on the property held by the City of Kankakee will be forgiven, and a 50% discount of building permit fees. |
| Rehabilitation | Market factors influencing the rehabilitation of housing include: age of housing stock; general economic conditions, including income and employment levels as factors which affect whether homeowners repair their homes or not; positive rate of return; presence of lead-based paint, and market interest rates. CDBG, LHC, and IHDA funds can be used to assist. |
| Acquisition, including preservation | Market conditions influencing acquisition, including preservation, are: age of structure, cost of land, cost of infrastructure improvements required for development of land and positive rate of return. |

Table 54 – Influence of Market Conditions

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 587,431 | 0 | 0 | 587,431 | 1,326,584 | The City received $567,000.00 for 2019. The amounts have been generally increasing for the past two years. The City received a letter from HUD on Feb. 18, 2020 stating the City of Kankakee would be receive $587,431.00 for 2020-2021. The amount of program income budgeted for 2020 is $0.00. The City estimated a flat amount of $0.00 per year because at this time the City does not have any programs that generates program income. The expected remaining balance from the 2015-2019 Con plan is 1,326,584. |
| Section 108 | public - federal | Economic Development | 1,147,655 | 0 | 0 | 1,147,655 | 1,147,655 | The City of Kankakee would like to use section 108 funds to assist with special economic development activities to help the local economy grow. Programs to be implemented with these funds will help to create and retain jobs that will assist in developing a competitive workforce. |
| Other | public - federal | Admin and Planning Economic Development Public Services | 508,619 | 0 | 0 | 508,619 | 0 | These CDBG-CV funds are made available to the City of Kankakee as part of the federal CARES ACT legislation passed in response to the Coronavirus Pandemic. These funds will be used for business and residential assistance programs for those entities or individuals experiencing a hardship due to COVID. A small portion of the funds will be used to audit the programs utilizing these funds. |
| Other | public - federal | Housing | 1,028,600 | 0 | 0 | 1,028,600 | 3,600,000 | The City of Kankakee has successfully applied and awarded a 42-month Lead Hazard Control Grant with Healthy Homes Initiative funding. This funding is to provide lead mitigation assistance to 170 units over a 4-year period as wells as Healthy Homes funding. |
| Other | public - state | Acquisition Housing | 433,400 | 0 | 0 | 433,400 | 2,167,000 | This funding is funding that is received through competitive grants from the Illinois Housing Development Authority. The funding encompasses programs which include the Housing Assistance Program of $65,400.00, Single Family Rehab of $203,000, Landbank capacity program of $145,000, and the Abandoned Properties Program of $20,000. The expected for the remainder of the consolidated plan amount is that the City hopes to apply for more funding when it comes available, therefore, the amount is only relevant if IHDA offers the programs again and the City is successful at the application. |

Table 55 - Anticipated Resources

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

While the CDBG Programs does not require matching funds, the CDBG program does leverage other resources with the CDBG funds. The City will continue to look to partner and coordinate with other organizations to stretch the funding as far as possible to meet the goals set forward in this plan.

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

The City of Kankakee participates in the HUD Dollar Homes program, and has purchased some housing units with the EDI-SP grant funding it has received.  These properties are rehabbed and then sold on the market, which addresses the viable affordable housing need within the City of Kankakee.

**Discussion**

The City of Kankakee will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| **Responsible Entity** | **Responsible Entity Type** | **Role** | **Geographic Area Served** |
| --- | --- | --- | --- |
| Kankakee County Housing Authority | PHA | Public Housing | Region |
| City of Kankakee Community Development Agency | Government | Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |
| CENTRAL ILLINOIS CONTIUUM OF CARE | Continuum of care | Homelessness | Region |

Table 56 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Kankakee’s Economic and Community Development Agency is the entity responsible for managing the federal grant funding afforded to it through HUD. One of the strengths of the Economic and Community Development Agency is its staff and their knowledge of the federal grant system. City staff includes an Executive Director, Program Manager, Assistant Program Manager and Public Service Coordinator, Administrative Assistant, Community Outreach Coordinator, Business Retention and Attraction Coordinator, and a Staff Accountant and Compliance Officer. Staff is well versed in the rules and regulations pertaining to the CDBG, LHC, and other programs. The knowledge possessed by City staff affords them the ability to insure compliance and enables the staff to spend their time efficiently allocating funds to community programs and organizations.

The Economic and Community Development Agency (ECDA) works closely with other City departments to ensure that the Consolidated Plan’s needs and priorities are met. The Code Enforcement Department actively provides referrals and inspections for our Housing Programs and assists with the Environmental reviews of our properties that need to be demolished due to health and safety concerns.  The fire department provides smoke detector inspections for our Homebuyer’s program.  The Comptroller’s office assists in processing payments for ECDA.

The City’s elected officials and engaged citizenry support a vast network of the nonprofit service providers that serve Kankakee’s most vulnerable populations. A large number of organizations provide services to the City’s low- and moderate-income residents in the fields of health, housing, education, employment, and many others. The social service providers strive to work in tandem with one another to create a web of services so as not to allow someone to fall through gaps. The strength of Kankakee’s institutional delivery system can be found in those organizations which serve the community.

Gaps in Kankakee’s institutional delivery system relate primarily to funding. The reduction in federal funding to the programs has resulted in a strain on the ability of the City to effectively administer these programs. Additionally, the reduction in federal funding ultimately impacts the social service providers reliant upon those funds to serve their focus populations. The current economic climate also limits the amount of private funding sources available to nonprofit service providers.  Especially due to the Coronavirus Pandemic.

Additionally, Kankakee could benefit from partnering with a capable and successful Community Housing Development Organization. We had the Neighborhood Partners of Kankakee, but unfortunately, they went defunct.  Kankakee is working diligently to see if they can find an able and willing organization to partner with them within the City of Kankakee.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| **Homelessness Prevention Services** | **Available in the Community** | **Targeted to Homeless** | **Targeted to People with HIV** |
| --- | --- | --- | --- |
| **Homelessness Prevention Services** | | | |
|  |  |  |  |
| Counseling/Advocacy | X | X |  |
| Legal Assistance | X | X |  |
| Mortgage Assistance | X |  |  |
| Rental Assistance | X | X |  |
| Utilities Assistance | X |  |  |

| **Street Outreach Services** | | | |
| --- | --- | --- | --- |
| Law Enforcement | X |  |  |
| Mobile Clinics |  |  |  |
| Other Street Outreach Services | X |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Supportive Services** | | | |
| Alcohol & Drug Abuse | X | X |  |
| Child Care | X |  |  |
| Education | X | X |  |
| Employment and Employment Training | X | X |  |
| Healthcare | X | X |  |
| HIV/AIDS |  |  | X |
| Life Skills | X | X |  |
| Mental Health Counseling | X | X |  |
| Transportation | X | X |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Other** | | | |
|  |  |  |  |

Table 57 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Kankakee Regional Planning Group of the Central Illinois Continuum of Care provides a strategic and comprehensive response to homelessness in Kankakee County, including the City of Kankakee. The system administered by the CoC is designed to meet the needs of homeless persons including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The CoC works with local organizations to ensure the needs of the community’s homeless are being addressed.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths of the service delivery system in Kankakee for meeting the needs of the special needs population and persons experiencing homelessness is the large network of service providers, nonprofit and government, that are effectively and actively serving the community. As stated previously, one strength of the service delivery system are the knowledgeable and experienced staff working in the City’s various departments.

The area’s Continuum of Care and the local service providers provide comprehensive services to the homeless population, including homeless special needs. The County's Health Department Community Development Agency, and the Environmental Services Department work under the guidance of the City’s plans and goals to meet the needs of the community’s special needs populations. Service providers work with the City in order to effectively coordinate their services to meet the needs of homeless and special needs persons. Gaps in the service delivery system include reduced funding for all services provided to the population.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Kankakee is continuously coming up with new strategies to efficiently and effectively allocate the reduced funding from governmental and private sources. One possible strategy in addressing reduced funding is looking at ways to best use the limited resources. This would include funding a smaller number of projects but at higher levels. A project receiving a larger amount of funding would hopefully a much more substantive impact. Many of the City’s service providers work with the Economic and Community Development Agency staff to ensure the probability of success for programs and funding options. Determining the most appropriate funding source for a specific program will ensure that funds are being used effectively and at their highest capability.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Affordable Housing | 2020 | 2024 | Affordable Housing Homeless | Citywide | Owner Occupied Repair Homeownership Clearance and Demolition | CDBG: $290,025 HUD: $1,028,000 IHDA: $433,400 | Homeowner Housing Rehabilitated: 112 Household Housing Unit   Direct Financial Assistance to Homebuyers: 5 Households Assisted   Buildings Demolished: 50 Buildings   Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit |
| **2** | Creating Livable Communities | 2020 | 2024 | Non-Housing Community Development | Citywide | Public Facilities Public Infrastructure | CDBG: $50,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted   Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted |
| **3** | Public Services | 2020 | 2024 | Homeless Non-Homeless Special Needs | Citywide | Public Services | CDBG: $80,000 | Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted   Public service activities for Low/Moderate Income Housing Benefit: 352 Households Assisted |
| **4** | Economic Development | 2020 | 2024 | Non-Housing Community Development | Citywide | Economic Development | CDBG: $50,000 Section 108: $1,147,655 | Facade treatment/business building rehabilitation: 25 Business   Jobs created/retained: 5000 Jobs   Businesses assisted: 50 Businesses Assisted |
| **5** | Planning and Administration | 2020 | 2024 | Planning and Administration | Citywide |  | CDBG: $117,506 |  |

Table 58 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Affordable Housing |
| **Goal Description** | The City of Kankakee aims to increase, maintain, and improve affordable housing. The advanced age of Kankakee's housing supply necessitates the need for rehabbing and mitigation of lead of existing housing. The creation of additional safe, decent, and affordable housing will allow low- and moderate-income residents the opportunity to remain in the community. The City of Kankakee also provides down payment and closing cost assistance to low-to-moderate income buyers. Code enforcement is an important tool to maintaining safe and sanitary housing; additionally, inspections will monitor vacant or abandoned properties and identify blighted properties for demolition.  Acquisition of abandoned property and rehabbing those homes for potential homebuyers increases the City’s viable housing stock and will increase property value across the City. |
| **2** | **Goal Name** | Creating Livable Communities |
| **Goal Description** | Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Kankakee's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment. |
| **3** | **Goal Name** | Public Services |
| **Goal Description** | Expanding the availability of and increasing access to needed services is a key goal. Services include, but are not limited to, homeless programs, mental health, homebuyer counseling, job training and youth programs |
| **4** | **Goal Name** | Economic Development |
| **Goal Description** | Economic development will promote the vitality of Kankakee's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low- and moderate-income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses. |
| **5** | **Goal Name** | Planning and Administration |
| **Goal Description** | Economic development will promote the vitality of Kankakee's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low- and moderate-income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses. |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City is estimated to provide affordable housing to 185 extremely low income, low income, and moderate-income families.

## SP-50 Public Housing Accessibility and Involvement – 91.215(c)

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

 The Kankakee County Housing Authority places those with need of accessible units in the existing accessible units.  If there comes a need, KCHA makes the necessary accessibility modifications when needed when reasonable accommodations can be made. Currently, KCHA has units 504 approved with 4 other units modified for hearing and sight impaired.

**Activities to Increase Resident Involvements**

KCHA encourages and works with the Resident Councils to assist in their planning activities for the various developments and supports their annual activities.  Period tenant meetings are held at each of the developments to solicit feedback about any concerns, plans that are in the works and there is a Resident Advisory Board in place for KCHA updates and Annual Planning process.  KCHA also has an open door policy that any tenant can visit with the Executive Director again to keep communications going and hearing concerns or ideas for the development.

In addition, the City of Kankakee is beginning a Homebuyer Counseling program, and is going to partner with KCHA to encourage tenants to attend the meetings and participate with the City of Kankakee down payment assistance programs, once they meet their goals to begin that phase of homeownership.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

N/A

## SP-55 Barriers to affordable housing – 91.215(h)

**Barriers to Affordable Housing**

Although, the City of Kankakee has many properties available under the threshold of 95 percent of the median price limits, the age and status of the housing combined with a declining economic base have resulted in a general deterioration of the City’s housing stock. Many units of available housing stock are substandard and do not meet the housing quality standards.

The City’s code enforcement program mandates the correction of code violations and encourages rehabilitation. However, there is also a danger that it may cause abandonment and demolition of housing that is salvageable and able to be rehabilitated. This would seem to indicate the desirability of having some sort of program to assist with finance of  rehabilitation for those owners who would not otherwise be financially able to afford the cost of rehab. To address this issue, the City of Kankakee does provide assistance with at least the LBP hazards present in the homes of the low-to-moderate income families.

Under the City of Kankakee’s Municipal Code Chapter 24 Article II Chronic Nuisance Property, a violation of the code can lead to a property being closed from a period of 30-180 days. The tenant is removed and the property is boarded up. This as well could lead to abandonment and demolition of housing that is salvageable, but the owners walk away instead because there is no income coming in to the unit.

The cost of providing for affordable housing coupled with limited availability of funding may be one of the biggest barriers to affordable housing.  The City can address only a fraction of the housing needs, whether it is through new construction or rehabilitation of the current housing inventory.  It has been demonstrated that in the redevelopment of neighborhoods the need to preserve existing homes or build new homes that deep subsidies are required or requested. The City will therefore continue to investigate opportunities through private and public funding to fill this particular gap.

In a public online survey, conducted in Fall 2019, addressing Housing Needs, 69.4% of 190 respondees stated Property Taxes in the City of Kankakee as the main barrier for Affordable Housing.  The City of Kankakee does have higher property taxes in relation to this its municipal neighbors. The City Council in 2018 voted to approve the reduction of the City Tax Levy by 0.5%. The decrease was made possible by a 2% increase in city sales tax. As the emphasis on Economic Development continues and creating equitable housing opportunities, it is the desire of the City Administration to continue to decrease Property Taxes and increase revenues from Sales Tax.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City will continue its proactive position concerning affordable housing by continuing to provide both financial and technical assistance to affordable housing activities and projects. The City is committed to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, familial status, sex, national origin or handicap.

The City’s Economic and Community Development Agency is currently training its staff to become a HUD approved home counseling agency.  Currently on staff, there are two individuals that are certified homebuyer counselors through the Neighbor Works Institute.  The City is sending four more staff persons to train as homebuyer counselors over the next year.  The City believes that proper education for the homebuyers will help to create a knowledgeable base of buyers that can look and purchase a home that is affordable for them.

The City also fosters and maintains its affordable housing stock through the code enforcement program, a systematic exterior inspection program. The city's use of HUD funding has created many avenues of affordability while decreasing barriers to affordable housing. The Illinois Housing Development Authority (IHDA) distributes funding that allows the City to further its efforts to break down barriers to affordable housing by utilizing funding various programs to create rehabilitation projects to help stabilize the deteriorating aging housing structures, assisting buyers with down payment and closing costs and rehabilitation funds for purchasing a home, and by assisting the elderly and disabled persons with home modification when funding makes it possible to assist.

The City will also continue to monitor relevant public policies to ensure they do not change in such a manner as to constitute a barrier to affordable housing.

## SP-60 Homelessness Strategy – 91.215(d)

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

The local agencies of the Continuum of Care, Kankakee Regional Planning Group who provide services and care for homeless people do street outreach or visit organizations that serve the homeless  and attempt to connect with homeless people needing services.

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

Kankakee Regional Planning Group of the Continuum of Care consists of agencies that have emergency shelters and transitional housing available to people experiencing homelessness.

**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.**

The service delivery system in Kankakee includes services particularly targeted for Veterans and unaccompanied youth age 18-21.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Many agencies within Kankakee County provide rental assistance targeted for homeless prevention to help keep people in housing. Many low-income families in Kankakee receive services through the Continuum of Care that work with families who have multiple issues that interfere with successful family functioning.

## SP-65 Lead based paint Hazards – 91.215(i)

**Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Kankakee Economic and Community Development Agency (ECDA) manages the Kankakee Lead Safe Homes Initiative and is in its fifth round of funding under HUD’s Lead Hazard Control Program.  ECDA partners closely with the Kankakee County Health Department and the City of Kankakee’s Code Enforcement Division to successfully inspect, identify, enroll, mitigate and monitor residences in which lead based paint has been identified.

The City has implemented a lead-based paint ordinance within the City’s limits which supports the work of the Code enforcement Division.  The City will expend $3,600,000.00 toward lead based paint hazard control through HUD's Office of Lead Hazard Control and Healthy Homes over the next five years.

The following describes how the ECDA typically proceeds with handling lead based paint. The HUD funding received by the city has enabled the establishment of a program that routinely mitigates lead based paint.

The Kankakee Lead Safe Homes Initiative assists property owners to mitigate lead hazards in privately owned housing in Kankakee. The program targets housing in low-income households in Kankakee in which children under the age of six and pregnant women reside.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

ECDA will select units based on the following criteria:

* All units assisted must meet HUD income guidelines and be within the City of Kankakee
* Preference (priority) will be given to units, which have or had an elevated blood level (EBL)
* Risk Assessments will be part of the City's rental inspection

The Kankakee Lead Safe Homes Initiative encourages rehabilitation activity in vacant houses provided they will be occupied by low-income people with children. All houses selected will be built prior to 1978 as a program requirement; however, it is anticipated that at least 95% of homes participating in the program will be built before 1940 based on target area census data and previous grant experience. Eligible units must be occupied by low income persons be built before 1978. Properties will be identified in one of three ways in Kankakee. The first way is through a KCHD referral from an EBL blood screening and environmental assessment. The second two methods revolve around primary prevention. In first instance, a property owner applies directly to the Kankakee Economic and Community Development Agency for assistance, and the City of Kankakee will cross reference all applicants from our other Housing Rehabilitation Programs, as well as referrals from other area agencies.

The proposed plan will create another 170 lead-safe units in Kankakee and will address the issues outlined in the 2015 Kankakee Consolidated Plan’s Analysis of Impediments to Fair Housing. The city of Kankakee ECDA department will be working to update the analysis of impediment to fair housing througout 2020 with a completion date set for December 2020.  To ensure that units assisted under OLHC Grant, Kankakee Lead Safe Homes Initiative will require that all property owners sign an Affordable Rents Agreement in accordance with OLHC requirements. As a CDBG funded program, ECDA seeks to expand fair housing choices and job training wherever possible.  The Kankakee Lead Safe Homes Initiative will provide long-term benefits to households with children under six years old and pregnant women by reducing lead hazards and providing information as to best avoid long-term exposure to lead in the future.

The Kankakee Lead Safe Homes Initiative will enroll both investor owned property and single-family owner property in several ways. First, we will be partnering with existing programs serving this same client base. Examples of this include incorporating lead hazard control into existing rehabilitation programs performed by ECDA and Kankakee County Community Services, Inc., such as CDBG, HOME and Weatherization.

The second manner will involve direct referrals from the Kankakee County Health Department (KCHD) and the Kankakee Code Enforcement. ECDA routinely receives KCHD risk assessments as part of the referral process as establish in Round 3. As part of the program agreement with Kankakee Code Enforcement to perform Risk Assessments, Code Enforcement will refer all Risk assessments to ECDA as the KCHD already does.

The third mechanism will rely on community outreach and education. By being an active participant in the community, the Kankakee Lead Safe Homes Initiative has in the past generated vast community support and enthusiasm. Because of that support ECDA has traditionally generated a large amount of walk in applications. We expect that to continue at least at the previous level.

**How are the actions listed above integrated into housing policies and procedures?**

Kankakee Lead Safe Homes Initiative will infuse in a holistic nature with a number of federally assisted housing functions such as IHDA's Competitive Grants and CDBG through program grant agreements, comprehensive training and community-based outreach. By collaborating with other programs targeting low-income housing, the Kankakee Lead Safe Homes Initiative builds in automatic reciprocal monitoring to ensure that all income guidelines are met.

## SP-70 Anti-Poverty Strategy – 91.215(j)

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Kankakee’s primary role in alleviating poverty is to work with other agencies and governmental units to expand the delivery of affordable housing programs to very low-income families.  The City of Kankakee worked with the Kankakee Economic Alliance on preparing a Certified Economic Development Strategy (CEDS) in 2015 to enable doorways to provide funding to programs that enhance the earning ability of low-income households and bring new job opportunities to the community.  With this planning document, which is still referred to, the City of Kankakee will have access to other funding options that will help bring a more sustainable community into place.  Job training, after-school programs, and senior services can all be funded through CDBG, as it currently exists.  A reduction in CDBG funding or a change in the rules governing that funding source will be detrimental to the City’s ability to support these kinds of programs.

The City of Kankakee recognizes that housing particularly the cost of housing is one of the most critical economic problems faced by persons in poverty.  The City will therefore continue to seek additional housing resources for very low-income persons, and will continue to educate and advocate for the fair and impartial treatment of persons in poverty who seek clean, sanitary, decent, affordable housing. The recent foreclosure crisis has put in risk, an entire population of persons struggling to hold onto their housing assets. The City will continue to offer opportunities of foreclosure counseling and will continue to work with Illinois’s attorney general’s office on workable solutions for these families.

The City currently provides a First-time Homebuyer down payment assistance program with funding provided through a donation from Midland States Bank.  This program provides qualified first-time homebuyers with up to $2,500 in down payment and closing cost assistance.

In addition to the Homebuyer’s Program, the City aids homeowner’s in the form of rehabilitation.  These programs vary from simply fixing a health and safety deficiency to bringing the entire house up to HQS and code regulations.

In addition to the City’s housing efforts, there is a large network of agencies in Kankakee County providing human services.  It is the policy of the City of Kankakee to utilize and support when possible these existing agencies to alleviate poverty in the community.  These agencies are available as an appendix

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City has recognized the need for taking a more coordinated and cooperative approach to anti-poverty and affordable housing needs.  One approach is the City's participation in the Kankakee Regional Planning Group monthly meetings.  Attending the meeting provides a way to coordinate and collaborate more fully with the needs within the City.  The group attendees are the City's first line approach to helping these individuals in need.  Although the KRPG mission is to provide a place to discuss the needs of at-risk households and the homeless, in provides a chance discuss the many other objectives of its participating members which include measures to reduce poverty and provide affordable housing.

## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Kankakee Economic and Community Development Agency will continue over the term of the five-year plan to be involved in activities responding to whatever programmatic deficiencies cited as management recommendation in either audits or monitoring visits.  The Economic and Community Development Agency (ECDA) will continuously engage in corrective action by reviewing and developing policies and procedures that will result in the administration of all grants related activities in compliance with all applicable ordinances, rules and regulations.

The City of Kankakee Economic and Community Development Agency will review all projects for strict compliance with applicable state and federal regulations in the area of procurement standards, hiring practices/ affirmative action, prevailing wage requirements, hazardous material disposal and applicable zoning and building codes.  This includes Minority/Women Business Enterprise (MBE/WBE), Section 3 objectives and labor compliance issues.  Additionally, there will be a continued increase in outreach to MBE/WBE firms.

The City of Kankakee will work to ensure that, in managing the accounting functions related to the use and expenditure of CDBG funds, quality financial records will be kept in accordance with Standard Governmental Accounting records.  In addition, the City of Kankakee will do quarterly calculations to ensure that the timeliness of expenditures requirement of 1.5 is being met.

In addition, the Economic and Community Development Agency will continue over the term of the five-year plan to hold responsible, each sub recipient to monitoring and reporting program performance. Each sub-recipient shall submit quarterly reports for each of the first three quarters of the grant year on the activities of their program as outlined in the project proposal.  Quarterly reports will include: A list of goals and accomplishments or any action steps taken for each participant of the program; A brief summary to the activities and services provided to all individuals/families participating in the program; A summary of the total number of persons served, including demographics of all geographic areas of service, total number of persons served who reside within the corporate limits of Kankakee and the total number of low-moderate income persons served who reside within the corporate limits of Kankakee: and Copies of all bills, wage statements, lease payments, etc. for which reimbursement is requested, and between reporting dates, sub recipients must report any unusual conditions or events that will affect budget estimates or achievements of goals within the time period.

# Expected Resources

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

**Introduction**

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected Amount Available Remainder of ConPlan**  **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:**  **$** |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 587,431 | 0 | 0 | 587,431 | 1,326,584 | The City received $567,000.00 for 2019. The amounts have been generally increasing for the past two years. The City received a letter from HUD on Feb. 18, 2020 stating the City of Kankakee would be receive $587,431.00 for 2020-2021. The amount of program income budgeted for 2020 is $0.00. The City estimated a flat amount of $0.00 per year because at this time the City does not have any programs that generates program income. The expected remaining balance from the 2015-2019 Con plan is 1,326,584. |
| Section 108 | public - federal | Economic Development | 1,147,655 | 0 | 0 | 1,147,655 | 1,147,655 | The City of Kankakee would like to use section 108 funds to assist with special economic development activities to help the local economy grow. Programs to be implemented with these funds will help to create and retain jobs that will assist in developing a competitive workforce. |
| Other | public - federal | Admin and Planning Economic Development Public Services | 508,619 | 0 | 0 | 508,619 | 0 | These CDBG-CV funds are made available to the City of Kankakee as part of the federal CARES ACT legislation passed in response to the Coronavirus Pandemic. These funds will be used for business and residential assistance programs for those entities or individuals experiencing a hardship due to COVID. A small portion of the funds will be used to audit the programs utilizing these funds. |
| Other | public - federal | Housing | 1,028,600 | 0 | 0 | 1,028,600 | 3,600,000 | The City of Kankakee has successfully applied and awarded a 42-month Lead Hazard Control Grant with Healthy Homes Initiative funding. This funding is to provide lead mitigation assistance to 170 units over a 4-year period as wells as Healthy Homes funding. |
| Other | public - state | Acquisition Housing | 433,400 | 0 | 0 | 433,400 | 2,167,000 | This funding is funding that is received through competitive grants from the Illinois Housing Development Authority. The funding encompasses programs which include the Housing Assistance Program of $65,400.00, Single Family Rehab of $203,000, Landbank capacity program of $145,000, and the Abandoned Properties Program of $20,000. The expected for the remainder of the consolidated plan amount is that the City hopes to apply for more funding when it comes available, therefore, the amount is only relevant if IHDA offers the programs again and the City is successful at the application. |

Table 59 - 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**

While the CDBG Programs does not require matching funds, the CDBG program does leverage other resources with the CDBG funds. The City will continue to look to partner and coordinate with other organizations to stretch the funding as far as possible to meet the goals set forward in this plan.

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

The City of Kankakee participates in the HUD Dollar Homes program, and has purchased some housing units with the EDI-SP grant funding it has received.  These properties are rehabbed and then sold on the market, which addresses the viable affordable housing need within the City of Kankakee.

**Discussion**

The City of Kankakee will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

# 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** | Affordable Housing | 2020 | 2024 | Affordable Housing Homeless | Citywide | Owner Occupied Repair Homeownership | CDBG: $290,025 | Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Buildings Demolished: 10 Buildings |
| **2** | Creating Livable Communities | 2020 | 2024 | Non-Housing Community Development | Citywide | Public Facilities Public Infrastructure | CDBG: $50,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted |
| **3** | Public Services | 2020 | 2024 | Homeless Non-Homeless Special Needs | Citywide | Public Services | CDBG: $80,000 CDBG-CV: $150,000 | Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Homelessness Prevention: 100 Persons Assisted |
| **4** | Economic Development | 2020 | 2024 | Non-Housing Community Development |  | Economic Development | CDBG: $50,000 Section 108: $1,147,655 CDBG-CV: $185,600 | Facade treatment/business building rehabilitation: 10 Business Rental units constructed: 60 Household Housing Unit Businesses assisted: 73 Businesses Assisted |
| **5** | Planning and Administration | 2020 | 2024 | Planning and Administration | Citywide | Owner Occupied Repair Economic Development Public Facilities Public Infrastructure Public Services Homeownership Clearance and Demolition | CDBG: $117,506 CDBG-CV: $10,019 |  |

Table 60 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Affordable Housing |
| **Goal Description** | The ongoing goal of Affordable Housing addresses efforts to bring housing up to code, lead abatement of homes built before 1978 and homebuyer's assistance programming in the low to moderate income census tracts in the City of Kankakee. |
| **2** | **Goal Name** | Creating Livable Communities |
| **Goal Description** | The goal of Creating Livable Communities is to allocate fund for improvements in city infrastructure and facilities such as street lighting, sidewalk improvements, bike pathways, city-own public spaces, etc. |
| **3** | **Goal Name** | Public Services |
| **Goal Description** | The goal of Public Services funds is to provide additional funds to the City's existing non-profit organzations that have assistance programming for underserved needs, homelessness assistance, and housing assitance programs. |
| **4** | **Goal Name** | Economic Development |
| **Goal Description** | For the first time, the City of Kankakee is including the goal of Economic Development into its 5-Year Comprehensive Plan and annual action plan.  This goal is to use funds in LMI census tracts to spur new econo0mic development and expand on our existing economic community.  A significant portions of these funds are being provided by the CDBG-CV funding in order to further assist small businesses as they recover from the COVID-19 pandemic. |
| **5** | **Goal Name** | Planning and Administration |
| **Goal Description** | A allowable portion of CDBG funds are set aside for the Planning and Administration goal to assist the city of with cost of operations. The $10,019.00 of CDBG-CV funds towards planning and administration will help cover the additional expenses of auditing the new programs adopted to serve those in need due to the COVID-19 pandemic. |

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The City of Kankakee has identified the following projects to be implemented in 2020 to achieve the goals in the Consolidated Plan.  The majority of projects remain in community and housing development. This year the city will be allocating funds towards economic development. In response to the COVID-19 pandemic the City has allocated additional funds to respond to the effects of the pandemic and put systems in place to help prevent hardships for residents and business. These additional CDBG-CV funds will be split between community housing needs and small business assistance and a small portion assisting with administrative costs in operating these new programs.

**Projects**

| **#** | **Project Name** |
| --- | --- |
| 1 | Administration & Planning |
| 2 | Rehab Delivery Costs |
| 3 | Clearance and Demo |
| 4 | Acquisition and Rehab |
| 5 | Single Family Rehab Program - SFRP |
| 6 | Public Facility |
| 7 | Public Services |
| 8 | Relocation |
| 9 | Special Economic Development Activities |

Table 61 – Project Information

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

Allocation priorities were determined due to the continuous need to improve our housing, livability, access to public services, and improvement of public facilities.  The addition of special economic development was by demand of business owners to assist with rehabilitation of aging structures, aid new business in start-up costs, or assists with expansions that lead to job creation.

The main obstacle is the getting the information out to the community about the many kinds of assitance that are available to them.  The City of Kankakee regularly notifies the public, but there is still a gap in being aware of the information and acting on it.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | Administration & Planning |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing Creating Livable Communities Public Services Economic Development Planning and Administration |
| **Needs Addressed** |  |
| **Funding** | CDBG: $117,506 CDBG-CV: $10,019 |
| **Description** | The Economic and Community Development Agency purposes to use the budgeted amount for partial salaries and fringe benefits for three (3) employees; utilities; office lease; purchase of services from other city departments; office supplies; education training/traveling; equipment; postage; newspaper advertisements; books printing materials; and external audit services. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | All CDBG progamming will be affected by this allocation. |
| **Location Description** | 200 East Court Street, Suite 410, Kankakee, IL 60901 |
| **Planned Activities** | Administration and financial management of grant monies. |
| **2** | **Project Name** | Rehab Delivery Costs |
| **Target Area** | Citywide |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair Homeownership |
| **Funding** | CDBG: $99,900 |
| **Description** | The project allocates funds to Housing and Rehabilitation Programs delivery costs. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The numbers of families that will benefit from these proposed activities are reported in the other projects as these funds are supportive of all the CDBG projects. |
| **Location Description** |  |
| **Planned Activities** | This will fund project delivery costs for cost items that are directly tied to the completion of Housing & Rehabilitation activities.  This may include staff salaries and benefits, permits, title searches, and recording fees. |
| **3** | **Project Name** | Clearance and Demo |
| **Target Area** | Citywide |
| **Goals Supported** | Affordable Housing Creating Livable Communities |
| **Needs Addressed** | Clearance and Demolition |
| **Funding** | CDBG: $69,494 |
| **Description** | The project is to allocate funds towards the removal or deteriorated houses and buildings. This continuing project will improve existing conditions in neighborhoods that in dire need for the removal of unhealthy buildings to improve overall welfare and community morale. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The City estimates 10 residential structures will be demolished effecting multiple low to moderate income families within the city of Kankakee. |
| **Location Description** | Addresses will be entered upon completion of the project and detailed records of each project will be kept. |
| **Planned Activities** | This project is part of our cities plan to prevent and eliminate blight in the City of Kankakee. |
| **4** | **Project Name** | Acquisition and Rehab |
| **Target Area** | Citywide |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair Homeownership |
| **Funding** | CDBG: $50,000 |
| **Description** | This activity will help to reduce blight and improve housing conditions through acquisition of abandoned or blighted houses and rehabbing them to sell to potential home buyer's who participate in the ECDA home buyer program. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** | Locations will be determined as properties become available for Acquisition and Rehab. |
| **Planned Activities** | This activity will help to reduce blight and improve housing conditions through acquisition of abandoned or blighted houses and rehabbing them to sell to potential home buyer's who participate in the ECDA home buyer program. |
| **5** | **Project Name** | Single Family Rehab Program - SFRP |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair |
| **Funding** | CDBG: $50,531 |
| **Description** | This project will fund rehab assistance for immediate needs that will address health & safety violations for low-to-moderate income households. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** |  |
| **Planned Activities** | This project will be used for grants or low-interest rate loans to low-and-moderate-income homeowners for repair of major health & safety code violations in single-family owner occupied residential structures. |
| **6** | **Project Name** | Public Facility |
| **Target Area** |  |
| **Goals Supported** | Creating Livable Communities |
| **Needs Addressed** | Public Facilities Public Infrastructure |
| **Funding** | CDBG: $50,000 |
| **Description** | This project will fund activities for requests of improvements to public facilities as they are requested. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 100 Low to moderate income households. |
| **Location Description** | Locations of projects to be determined. |
| **Planned Activities** |  |
| **7** | **Project Name** | Public Services |
| **Target Area** | Citywide |
| **Goals Supported** | Public Services |
| **Needs Addressed** | Public Services |
| **Funding** | CDBG: $80,000 CDBG-CV: $313,000 |
| **Description** | This project will be used to provide assistance to not-for-profit community agencies which will work together to provide comprehensive services to low-to-moderate income persons. The projects are available towards but not limited to at-risk youth, education, homeless services, culture and artistic endeavors, counseling and mentoring, and senior services. |
| **Target Date** | 4/30/2020 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The City of Kankakee estimates the CDBG-CV funds will provide rental assistance for over 100 low-to-moderate income individuals between the various social service agencies in the jurisdiction. |
| **Location Description** | This program assists social service organizations all over the City of Kankakee in rapid rehousing and homeless programs as well as hunger relief programs. |
| **Planned Activities** | This project will be used to provide assistance to not-for-profit community agencies which will work together to provide comprehensive services to low-to-moderate income persons.  The projects are available towards but not limited to at-risk youth, education, homeless services, culture and artistic endeavors, counseling and mentoring, and senior services. |
| **8** | **Project Name** | Relocation |
| **Target Area** |  |
| **Goals Supported** | Affordable Housing |
| **Needs Addressed** | Owner Occupied Repair |
| **Funding** | CDBG: $20,000 |
| **Description** | This project provides funding for relocation assistance that is needed in conjunction with the City of Kankakee ECDA programs as per the Uniform Relocation Act. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | It is estimated that 30 low-to-moderate income persons will benefit from these activities. |
| **Location Description** |  |
| **Planned Activities** | Relocation costs are to provide housing either through hotels or city-owned housing while a family needs to vacate their primary residence either due to Single Family Rehab programs or emergency relocation needs. |
| **9** | **Project Name** | Special Economic Development Activities |
| **Target Area** |  |
| **Goals Supported** | Economic Development |
| **Needs Addressed** | Economic Development |
| **Funding** | CDBG: $50,000 Section 108: $1,147,655 CDBG-CV: $185,600 |
| **Description** | This project allocates a significant portion of funds to support future economic development and aid small businesses in recovery from the COVID-19 pandemic. It is of utmost importance that our economic climate recovers from the pandemic crisis and that the momentum of economic development prior to the pandemic continues to gain speed and support. ECDA will offer a microloan program utilizing the sec 108 funds to assist in business start up and growth in an effort to create and retain jobs for low to moderate income individuals. |
| **Target Date** | 4/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | We estimate supporting at least 100 small businesses that will 100% be directed to LMI business owners and/or serve LMI persons. |
| **Location Description** | Locations will be determined as applicants apply for economic development assistance. |
| **Planned Activities** | Allocation of these projects with CDBG-CV funds may be used for:    Mortage/Rent  Utility Bills  Cleaning Costs  Unpaid Invoices  Business Consultant  Training  Marketing  Online Services  Accounting  Allocation of these projects funds through CDBG may be used for:    Facade imrpovement  Rent Match Assistance for new businesses    Allocation for these projects funds through Section 108 admistered as low-interest loans may be used for:    Start-up costs  Expansion costs for job creation  Technical Assistance  Site Rehabilitation |

## 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**

The City of Kankakee provides assistance to all areas within its limits provided that they meet the low-to-moderate income eligibility requirements.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
| Citywide | 100 |

Table 62 - Geographic Distribution

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

The City of Kankakee does not have a priority for allocating investments geographically.  Assistance is provided based on income eligibility requirements.

**Discussion**

# Affordable Housing

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

**Introduction**

The following section highlights the City's one-year affordable housing goals.

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless | 0 |
| Non-Homeless | 120 |
| Special-Needs | 0 |
| Total | 120 |

Table 64 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** | |
| --- | --- |
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 20 |
| Acquisition of Existing Units | 2 |
| Total | 22 |

Table 65 - One Year Goals for Affordable Housing by Support Type

**Discussion**

There are a number of housing initiatives that will be implemented in 2019 by other public service agencies to support homeless, non-homeless and special-needs residents who are in need of safe and affordable housing.  We will be assisting those efforts through our public services allotment.

## AP-60 Public Housing – 91.220(h)

**Introduction**

The Kankakee County Housing Authority is responsible for public housing programs in the City of Kankakee.  According to the Housing Authority’s 2019 Annual Plan, they operate a total of 231 public housing units and a total of 708 housing choice vouchers (HCV).  The Housing Authority made further progress of rehabbing units as vacancies lead to these opportunities. Site and building improvements were made to Midtown Towers and to some Family Site units as vacancies occurred. All units continue to run at 98-100% occupancy and a total of 1678 persons are on its closed Section 8 Waiting list.  The Public housing wait list currently has 281 on its waiting list.

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

Given the Kankakee County Housing Authority’s need for the expansion of public housing the Kankakee County Housing Authority continues to investigate opportunities of acquiring or building additional units in order to increase public housing units.  KCHA is looking at adding housing through development of Tax Credit mixed income properties and replacing older Public Housing units once they are fully on-line.  Although, they are considering disposing or demolishing 36 units that are experiencing high turnover, crime statistics, age of property and physical needs.  In addition, KCHA is planning to provide 35 project-based vouchers in the near future.

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

The City of Kankakee involves the KCHA with information on our down payment assistance programs.  The KCHA also participates in a Self-Sufficiency program.

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

The Kankakee County Housing Authority is not designated as a trouble PHA. In fact, it is continuing to improve its PHAS and SEMAP scoring, with it being 90 and 97 respectively.

**Discussion**

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

**Introduction**

It is the intent of City government to continue to support and coordinate efforts with the twelve (12) community entities who have joined forces within the framework of the Continuum of Care to very effectively address the needs of the City of Kankakee’s homeless population. Together these organizations have woven a tight social and housing services safety net to adequately address the particular and varied needs of this population group. The existing homeless services network has an adequate outreach mechanism in place and is continuing to build its capacity to adequately address the volume of need with respect to the provision of emergency shelter.

Priorities for homelessness alleviation include supporting the provision of adequate emergency shelter, ensuring transitional and permanent housing alternatives for homeless persons, creating supportive services, providing services to persons at risk of homelessness.   Rental assistance is also a priority for those homeless who are not in need of supportive housing, but who do not have the financial resources to pay rent.

The City’s strategy for helping low-income families avoid becoming homeless is to continue an aggressive effort to stabilize the housing market through continued subsidy of housing rehabilitation.  The rehabilitation of existing housing stock through the City’s current programs is working to provide additional units of safe and sanitary affordable housing for those most in need.  The City of Kankakee will aggressively pursue cooperative agreements and programs with homeless service providers to expand housing availability, choices and services to those most in need.

The Economic and Community Development Agency works very closely with the Central Illinois Continuum of Care to provide education and services for homeless individuals.  The Central Illinois Continuum of Care meets the first Thursday of every month to discuss the ongoing needs of the homeless throughout Kankakee County and the surrounding areas.  The COC is comprised of several not-for-profit, government entity and local area organizations that have joined together to address these issues.

**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 Central Illinois Continuum of Care plans and organizes an annual homeless service day.  This is a free event to the community with booths for each service organization for easy access and registration.  Food is provided as well as a list of continuing free services including shelters, food pantries, healthcare, etc. Future planning includes a homeless community awareness event and a family shelter.

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

In January of 2017, the COC did a homeless “count”.  Multiple group members scoured the community, speaking with local shelters, schools, etc. as well as locating individuals throughout the area in an effort to provide accurate data for their ongoing homeless assessments.  During this event, information was shared with all individuals regarding resources and information.  It is the hope of the organization that the November services day event will also provide additional education to those in need.

**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**

The COC group includes a variety of individuals that work specifically with emergency shelter and transitional housing needs including: The Salvation Army, Harbor House (for battered women), Options Center for Independent Living (for the disabled), the local police departments (transitional housing for the recently released) and many local churches that provide shelter as well as warming stations and overnight services.  In addition, it is the hope of the COC to eventually build a family shelter.

The service delivery system in Kankakee includes services particularly targeted for Veterans and unaccompanied youth age 18-21.

**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**

As stated in the paragraph above, the COC includes a variety of individuals that work specifically with emergency shelter and transitional housing needs, which includes education for families and individuals to provide affordable housing and education to prevent homeless from reoccurring.  Information is shared at each monthly meeting amongst the individual organizations and all organizations included provide that information regularly to those in need.

Many agencies within Kankakee County provide rental assistance targeted for homeless prevention to help keep people in housing. Many low-income families in Kankakee receive services through the Continuum of Care that work with families who have multiple issues that interfere with successful family functioning.

**Discussion**

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

**Introduction:**

There are many renter households, which have a housing cost burden that positively reflects on the ability to own the real estate in which they reside.  A number of these households may be able to afford home ownership if they were capable of producing the required down payment and/or if financial institutions could provide more flexible underwriting standards.  It would also benefit these households to undertake a course on home ownership counseling to address the informational gap perpetuating misconceptions associated with the qualifications and affordability of home ownership.

Additionally, there are a large number of rental units that need rehabilitation because of age and lack of funds for maintenance.  The City’s code enforcement program mandates the correction of code violations and encourages rehabilitation.  However, there is also a danger that it may cause abandonment and demolition of housing that is salvageable and able to be rehabilitated.   This would seem to indicate the desirability of having some sort of program to assist with finance of rental rehabilitation for those owners who would not otherwise be financially able to afford the cost of rehab.

In the past, the City of Kankakee has address this issue, by aiding with the lead hazards present in the homes of the low-to-moderate income families.  Additionally, in the past the City of Kankakee applied and successfully facilitated a grant through the Illinois Housing Development Authority for small rental properties in which it helps subsidize 75% of the cost to repair HQS and local code deficiencies.  Unfortunately, the Illinois Housing Development Authority is no longer offering this particular program, but if it ever does again, the City of Kankakee will apply.

The cost of providing for affordable housing coupled with limited availability of funding may be one of the biggest barriers to affordable housing.  The City can address only a fraction of the housing needs, whether it is through new construction or rehabilitation of the current housing inventory.  It has been demonstrated time after time that in the redevelopment of neighborhoods that need to preserve existing homes or build new homes in order to attract potential homeowners that deep subsidies are needed.  The City’s provisions of subsidies are often not enough to make homes affordable for low to moderate-income households.

In a public online survey, conducted in Fall 2019, addressing Housing Needs, 69.4% of 190 respondees stated Property Taxes in the City of Kankakee as the main barrier for Affordable Housing.  The City of Kankakee does have higher property taxes in relation to this its municipal neighbors. The City Council in 2018 voted to approve the reduction of the City Tax Levy by 0.5%. The decrease was made possible by a 2% increase in city sales tax. As the emphasis on Economic Development continues and creating equitable housing opportunities, it is the desire of the City Administration to continue to decrease Property Taxes and increase revenues from Sales Tax.

**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 will continue its proactive position concerning affordable housing by continuing to provide both financial and technical assistance to affordable housing activities and projects. The City is committed to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, familial status, sex, national origin, sexual orientation or handicap.

The City’s Economic and Community Development Agency is investing in training the staff to become a HUD approved home counseling agency.  Currently on staff, we have two persons that are certified homebuyer counselors through the Neighbor Works Institute.    The City believes that proper education for the homebuyers will help to create a knowledgeable base of buyers that can look and purchase a home that is affordable for them.  The ECDA has completed several successful classes to date with 78 people successfully closing on a home purchase after attending education and counseling since 2015.

The City also fosters and maintains its affordable housing stock through the code enforcement program, a systematic exterior inspection program. The city's use of HUD funding has created many avenues of affordability while dismantling barriers to affordable housing. The Illinois Housing Development Authority (IHDA) distributes funding that allows the City to further its efforts to break down barriers to affordable housing by continuing to provide rehabilitation grants and down payment assistance funds.  The City of Kankakee's Economic and Community Development Agency applied for and was awarded a grant for the purpose of addressing major mechanicals in a home that need to be repaired.

The City Council in 2018 voted to approve the reduction of the City Tax Levy by 0.5%. The decrease was made possible by a 2% increase in city sales tax. As the emphasis on Economic Development continues and creating equitable housing opportunities, it is the desire of the City Administration to continue to decrease Property Taxes and increase revenues from Sales Tax.

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

Please see below.

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

The readily identifiable obstacles observed in meeting the underserved needs are a lack of adequate financial resources and occupational opportunities suitable to the educational levels of the low-to-moderate income individuals within the City of Kankakee.

 In addition, Catholic Charities, Salvation Army, Fortitude, Gift of God Street Church, Harbor House, and Kankakee County Community Services are agencies that help ease the obstacles to the underserved.  Fortitude is the primary agency for homeless persons.  They provide access to Emergency Shelter and to a community wide PADS shelter system.  Fortitude also has 2 units for transitional housing. The Salvation Army provides a Safe Haven for hard-to-reach mentally ill persons living on the streets that cannot or will not participate in a regular shelter program.  Kankakee County Community Services, Catholic Charities, Manteno Veterans Home, and Gift of God Street Church provide transitional Housing to families with children and to single men.  Harbor House provides emergency shelter and transitional housing to victims of domestic violence.  Kankakee County Housing Authority provides permanent Housing.  Kankakee County Training Center and Francis House, Inc. provide permanent Supportive Housing.  Supportive Services provided include case management, childcare, emergency food and rental assistance, education and employment services, health services, mental health services, substance abuse treatment, legal services, and veterans assistance.

The Kankakee area has 19 extended care facilities that tend to the needs of individuals needing extra care.  Among those that are included in this category are the elderly, handicapped, and mentally ill.

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

The City of Kankakee will continue to foster and maintain affordable housing by continuing to apply and receive funding that fosters and maintains affordable housing.  Funding provided by CDBG will continue to assist with Single-Family Repair Program.  The Single-Family Repair program addresses health and safety deficiencies that would eventually cause a homeowner to have to leave the home structure.

With the Homebuyer program, ECDA staff assists the community in attaining affordable housing by offering acquisition and rehabilitation services in order to make a home that may not have been affordable or may not have been habitable prior to ECDA’s help attainable. Through that mission, we are able to provide one on one counseling to individuals who are not able to immediately obtain financing to purchase a home of their own. ECDA will be providing acquisition and rehabilitation to approximately 10 low-to-moderate income eligible buyers with the CDBG funding.

ECDA uses the Single Family Repair (SFR) program by addressing those homes that need assistance in bringing deteriorating homes back to a viable living space.  With this program, the City brings eligible items in low-to-moderate income households up to complete HQS, and City of Kankakee CODE standards.  As a result, ECDA maintains affordable housing.

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

The City of Kankakee evaluates and reduces Lead-Based Paint hazards on a regular basis. Lead-based paint hazards have been scientifically recognized as a serious health threat that was banned from residential use in 1978.  All homes built prior to 1978 must be considered when estimating the incidence of residential units containing lead-based paint hazards.  The City of Kankakee applied in 2014 for its seventh round of grant funding to HUD’s Lead-Based Paint Hazard Control Grant.  The City of Kankakee was awarded a 3.6 million-dollar grant ($600,000 of which is for assisting units with Healthy Homes deficiencies) in the winter of 2019 to undergo lead hazard mitigation for an additional 170 (one hundred seventy) units.

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

The City of Kankakee recognizes that housing (particularly the cost of housing) is one of the most critical economic problems faced by persons in poverty. The City will therefore continue to seek additional housing resources for very low-income persons, and will continue to educate and advocate for the fair and impartial treatment of persons in poverty who seek clean, sanitary, decent, safe and affordable housing. The City’s anti-poverty strategy continues to inform its citizens through the assembly of a clearinghouse resource base designed to educate low to moderate income persons, elderly homeowners, and members of the community who are challenged with low levels of literacy skills in identifying predatory lending practices and protecting themselves from predatory lenders. This phenomenon (predatory lending) has put at risk, an entire population of persons who are struggling to hold onto their meager housing assets, and are now plagued with new “credit” challenges. The City now has a proliferation of vacant and boarded properties due to a growing foreclosure rate caused primarily by the creative financing methods of the predatory lenders.  Foreclosure prevention seminars as well as homeownership counseling has been a priority concentration of the City’s efforts and will continue to be so.

In addition to the City's housing efforts, there is a large network of agencies in Kankakee County that are currently providing a wide variety of human services. It will be the policy of the City of Kankakee to continue to support and utilize these existing agencies to alleviate poverty in the community. The City of Kankakee is actively seeking various avenues of public/private assistance to help alleviate our growing affordable housing needs.

**Actions planned to develop institutional structure**

There are several private and public agencies currently providing public services, social services and housing related services that provide the institutional structure through which the city will carry out its annual action plan. The city’s Economic and Community Development Agency intends to continue to interact and coordinate with the following entities to reinforce its institutional structure for the provision of services resulting from the receipt of CDBG and other financial resources.

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

A concerted community effort is undergoing planning to build capacity between public and private housing agencies as well as health and social service agencies to improve the quality of its neighborhoods through the process of developing a master plan that will set the blueprint for a well-planned, feasible and sustainable plan of action.  This will help alleviate the housing and non-housing community development needs of the community.

The City of Kankakee attends community meetings, especially the Continuum of Care meeting that meets the first Thursday of every month.

**Discussion:**

# Program Specific Requirements

**AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

**Introduction:**

All staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures that federal cross-cutting requirements, including Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

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

**Reference 24 CFR 91.220(l)(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:** | **0** |

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities | 0 |

|  |  |
| --- | --- |
|  |  |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

We will meet the 70% overall benefit in one year, the 2020-2021 CDBG program year.

**Appendixx - Alternate/Local Data Sources**

|  |  |
| --- | --- |
| **1** | **Data Source Name**  Housing Continuum of Kankakee County Point-in-Time |
| **List the name of the organization or individual who originated the data set.**  The Salvation Army, Catholic Charities, Kankakee County Community Services, Inc., Gift of God Street Church, Harbor House, Prince Home, and the Victims Assistance Center. |
| **Provide a brief summary of the data set.**  An annual point-in-time homeless survey was conducted on January 28, 2014 by the Housing Continuum of Kankakee County in conjunction with the 11-county Central Illinois Continuum of Care (CICOC). |
| **What was the purpose for developing this data set?**  Conduct a survey of homelessness. |
| **Provide the year (and optionally month, or month and day) for when the data was collected.**  January 28, 2014 |
| **Briefly describe the methodology for the data collection.**  It is important to note the HUD survey methodology does not allow persons to be counted who may intermittently shifting among shelters, motels, friends, and family, but who were not homeless on the specific survey night of January 28th.  Therefore, it does not attempt to count all individuals and families linving in non-permanant housing arrangements. |
| **Describe the total population from which the sample was taken.**  Communities recieving federal homeless assistance monies. |
| **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**  Persons sheltered at the participating agencies on the night the survey was completed. |
| **2** | **Data Source Name**  2007-2011 American Community Survey |
| **List the name of the organization or individual who originated the data set.**  United States Census Bureau |
| **Provide a brief summary of the data set.**  Estimates of various demogrpahic and socioecocnomic factors for a specific locality. |
| **What was the purpose for developing this data set?**  To ensure greater understanding of population and economic characteristics. |
| **Provide the year (and optionally month, or month and day) for when the data was collected.** |
| **Briefly describe the methodology for the data collection.** |
| **Describe the total population from which the sample was taken.** |
| **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.** |
| **3** | **Data Source Name**  Kankakee County Housing Authority |
| **List the name of the organization or individual who originated the data set.**  Kankakee County Housing Authority |
| **Provide a brief summary of the data set.**  <p align="LEFT">Data pertaining to public housing vouchers, wait list, demographics of residents, and units.</p> |
| **What was the purpose for developing this data set?**  To determine the use of public and assisted housing in the City of Kankakee. |
| **Provide the year (and optionally month, or month and day) for when the data was collected.** |
| **Briefly describe the methodology for the data collection.** |
| **Describe the total population from which the sample was taken.** |
| **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.** |
| **4** | **Data Source Name**  CICoC HMIS System Performance Measures |
| **List the name of the organization or individual who originated the data set.**  Erik Zdansky, CICoC Lead Program Manager  PATH Crisis Center  Bloomington, IL |
| **Provide a brief summary of the data set.**  Summary of Homeless Management Information System (HMIS) data for CICoC |
| **What was the purpose for developing this data set?**  Review aggregate numbers for number of people entering and exiting homelessness, and people receiving housing-related services |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**  Area includes all Continuum of Care (CoC) and Emergency Services Grant (ESG) recipients in the Central Illinois region, seven counties including Kankakee County. |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**  May 2018 - April 2019 |
| **What is the status of the data set (complete, in progress, or planned)?**  The data is complete. |