



2011 Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2011 Action Plan Executive Summary:

The mission of the City of Pekin's 2011 Program Year Action Plan is to develop a viable urban community by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate- income persons.

The upcoming fiscal year will include the following projects: Owner Occupied Homeowner Rehabilitation, Seal Coating, Code Enforcement, Public Facilities and Public Services (United Way, District #108 & HMIS). The following is a breakdown of the above listed projects objectives, outcomes and an evaluation of past performance:

Project	Objective	Outcome	Evaluation of past performance
Owner Occupied Homeowner Rehabilitation	Decent Housing	Sustainability	A well performing program that assists the City of Pekin in meeting the documented need of low and moderate-income households in rehabilitating their homes.
Seal Coating	Suitable living environment	Sustainability	A well performing program that coordinates efforts with the Public Works Dept. to improve the streets in the low to moderate income Census Tracts and block groups.

Code Enforcement	Decent Housing	Sustainability	A well performing program that coordinates efforts with the Inspections Department with a systematic approach to inspections of low to moderate income housing Census Tracts.
Public Services	Decent Housing; Suitable Living Environment;	Availability/Accessibility; Sustainability	A well performing program that coordinates efforts with the Pekin United Way in allocating a portion of its CDBG dollars to fund agencies that serve target populations that were identified in the January 2008 gaps analysis.; Two additional needs have presented themselves within the Community – HMIS and poverty issues with District #108.
Public Facilities	Suitable living environment	Sustainability	A well performing program that coordinates efforts with local not-for-profits to provide facility improvements that would not be possible without CDBG allocation.

Allocation of dollars to the above listed projects will assist the City of Pekin in achieving a viable urban community by providing decent housing, a suitable living environment, provide economic opportunities and neighborhood revitalization for low and moderate-income persons and households. All programs have been approved and given a good performance evaluation from the HUD regional office (region 5 / Chicago).

The City of Pekin CDBG staff has made efforts to broaden public participation by the following: mailing letters to interested parties concerning the 5 year plan public comment period, publicizing a notice in the local newspaper & presenting a power point summary at the Council meeting (the Council meeting is broadcasted on the local government television channel).

The following is a summary of the Citizen Participation Process:

The 2011 Program Year Action Plan was prepared and made available to the public, City & State officials for a 30-day plus comment period for input during February 8 to March 9, 2011. The comment period for the 2011 Action Plan was an opportunity to review a hard copy draft. A presentation was aired on the government channel 22. There was a public hearing on March 9, 2011. The 2011 Action Plan went before Council at the regularly scheduled Council meeting on March 14, 2011.

Summary of comments:

2011 Program Year Action Plan –

Summary of comments/views not accepted & reasons-if applicable:

2011 Program Year Action Plan – no comments/views were not accepted during this process

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

2011 Action Plan General Question's response:

The geographic areas where investment will be directed are Census block groups where at least 51% of the households have incomes at or below 80% of area median income, as defined by HUD. This is the City of Pekin's Target Area of low-income concentration where there is the most need.

The City of Pekin's Target Area includes the following low-income Census block groups: Census tract 208, block group 1; Census tract 209, block groups 1, 2, 3, 4 and 5; Census tract 210, block groups 1 and 2; and Census tract 211.01, block groups 1, 2, 3 and 4. See **Attachment A**. (City of Pekin low-income map)

According to the 2000 U.S. Census, the City of Pekin's total population is 33,857. The total non-white (minority) population represents 4.2% of its residents (1,422). Of Pekin's total population of 33,857, there are 13,410 citizens living in the low to moderate income Census tracts. Of the 13,410 citizens living in the low to moderate-income Census tracts; 174 are minorities, which is 1.2%. Of the 1.2%, 23 are African American, 55 are American Indian, 61 are Asian, 1 is Native Hawaiian and 34 are categorized as other race.

In some instances, investments may be made on a citywide basis to address the needs of low-income residents throughout the municipality.

During the period of this Action Plan, the City of Pekin may create slum and blight area(s), as permitted by the CDBG program, to address issues identified in the required slum and blight documents creating the area(s).

The percentage of funds the City of Pekin plans to dedicate to target areas is appropriate for the following:

Project	Percentage of Total Budget	Target Areas
Seal Coating	18% (\$84,085 allocated)	The total estimated during CDBG fiscal years 2011 to 2014 is 20% of the total dollar amount utilized for this program. The City of Pekin has a low to moderate income population of 39%. The low to moderate income Census tract / block groups that will benefit are: 208.00, 01; 209.00, 1-4; 210.00, 1-2 & 5; 211.01, 1-4.
Code Enforcement	4% (\$20,845 allocated)	Census tract 208, block group 1; Census tract 209, block groups 1, 2, 3, 4 and 5; Census tract 210, block groups 1 and 2; and Census tract 211.01, block groups 1, 2, 3 and 4
Public Services	15% (\$75,000 allocated)	Community wide low to moderate income persons and households; agencies determined from results of January 2008 gaps analysis
Owner Occupied Rehabilitation	12% (\$60,000 allocated)	Community wide low to moderate income households (owner occupied households)
Pekin Coalition for Equality	1% (\$5,000 allocated)	Community wide low to moderate income persons.
Public Facilities	6% (\$30,000 allocated)	Community wide low to moderate income persons and households; agencies determined from letter of need from agencies

2. The basis for allocating investments geographically and assigning priority is to utilize available resources that address priority needs and will have positive results. Priorities were assigned to each category of priority need and adopted by the City of Pekin City Council based on citizen input, CHAS data, U.S. Census, consulting with City officials, 2008 Homeless/risk of homeless gaps analysis/supportive services and other statistical data. Citizen input was obtained during public hearings and meetings, and from residents, agencies, and commissions.
3. Actions expected to be taken to address obstacles in meeting underserved needs include seeking additional funding and creating collaborations to address specific needs. Participation in the Heart of Illinois Homeless Continuum of Care and the Pekin Coalition for Equality is a good example of this action.
4. The following identifies the federal, state and local resources expected to be made available to address the needs identified in the 2011 Action Plan:

2011 Projects	Allocation	Leveraged funds	Resource identification
Seal Coating	\$84,085	\$400,000	(\$200,000) MFT (State) & (\$200,000) general fund Road & Bridge (Local)
Rehabilitation programs	\$60,000	\$320	Permit fees (local)
Code Enforcement	\$20,845	\$20,845	City (local)
Rehab Program Delivery	\$90,516	-	
CDBG for HOME	\$48,000	\$168,000	IHDA (State)
Public Services	\$75,000	\$522,164	Corporate and Individual – (Local)
Administration	\$100,586	-	
Public Facilities	\$30,000		
Total:	\$454,032	\$1,135,444	

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

2011 Action Plan Managing the Process response:

1. The "Lead Agency" responsible for overseeing the development of the plan and for administering programs covered by the Consolidated Plan and yearly Action Plans is the City of Pekin Planning and Development Department. Specifically, the Community Development Director, Community Development Assistant and Rehabilitation Coordinator will be responsible for administering the CDBG projects.

The primary public and private agencies that may be utilized for implementing the programs covered by the Action Plan include the City of Pekin, Pekin Housing Authority, the House of Hope, Christian Civic Outreach and the Rust Transitional Center/Salvation Army (process through the Pekin United Way).

The City of Pekin has developed Excel spreadsheets to track expenditures during the fiscal year. These spreadsheets are updated monthly and distributed to appropriate City Departments in efforts to meet timeliness.

2. The significant aspects of the process by which the 2011 Action Plan was developed included referencing to the 2010 - 2014 Consolidated plan, assessing currently running programs against the input from City Council requests for programming needs, and a 2008 Gaps analysis (homeless/at risk of homelessness/supportive services). From this came the analyzing of strategies and priorities, the reprioritizing and allocation of dollars, and the adoption of the Action Plan by the City Council. Others involved included state and local government agencies, housing providers, Heart of Illinois Continuum of Care, Pekin Coalition for Equality, Illinois Municipal Human Relations Association and a variety of social service agencies. Their cooperation and interest was important to achieve a level of coordination in the development of the Action Plan and in its implementation.

The Five Year Consolidated Plan was developed from:

A. Data collection from the 2000 Census, CHAS data tables, State of Illinois consolidated plan, 2008 & 2010 Super NOFA applications from the Heart of Illinois Homeless Continuum of Care Exhibit 1, past City of Pekin Consolidated Plans, IDIS reports, Pekin Board of Realtors and data acquired from private and public agencies.

B. Public Input. Obtaining citizen comments was a critical element in the development of the Consolidated Plan. Each written comment received was carefully considered. In order to obtain broad citizen participation and obtain community wide input, 93 letters were mailed to public and private organizations asking them for views and to review the "Draft Plan" and attend the public hearing meeting. In addition, public commissions discussed issues as they relate to the Plan.

C. Development of Strategies and Priorities. Based on the data and public input received, a "Draft Plan" with identified strategies and priorities was prepared and made available to the public, City & State officials for a 30-day comment period for input during February 8 to March 9, 2011.

D. Adoption of the 2011 Action Plan. The Pekin City Council, during their regular meeting on March 14, 2011, approved the 2011 Action Plan.

Also, the 2011 Action Plan was prepared and made available to the public, City & State officials for a 30-day plus comment period for input during February 8 to March 9, 2011. There was a public hearing on March 9, 2011. The 2011 Action Plan went before Council at the regularly scheduled Council meeting on March 14, 2011. A presentation from the March 14th Council meeting was aired on the government television channel (22).

3. Actions that will take place during the next year to enhance coordination between public and private housing, health and social service agencies are the following:

- a. Public housing - Excellent working relationship between City of Pekin Community Development Director and Pekin Public Housing Executive Director. A contractual agreement for the Rehab Coordinator with the City of Pekin and the Pekin Public Housing Authority to work on the modernization program and owner occupied homeowner rehabilitation program.
- b. Private housing - Good working relationship between the City of Peoria and the City of East Peoria related to the 3rd Annual Fair Housing training. The City of Pekin is also an active participant with the Illinois Municipal Human Relations Association (a statewide organization that focuses on equal rights).
- c. Health agencies - The City of Pekin works well with the Tazewell County Health Department and Pekin Hospital.
- d. Social services agencies - The City of Pekin is an active participant with the Heart of Illinois Homeless Continuum of Care (42 social service agency participation covering four counties), the Tazewell – Woodford Service providers, Center for Prevention of Abuse, Tazewell County Veterans, Pekin YWCA, House of Hope, Christian Civic Outreach and the Rust Transitional Center / Salvation Army.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

2011 Action Plan Citizen Participation response:

1 & 2. The Citizen Participation process was based on the City's adopted Citizen Participation Plan (attachment C). Obtaining citizen comments was a critical element in the development of the Action Plan. Each written and verbal comments received were carefully considered and answered. A public meeting was held to obtain citizen comments on issues relating to their neighborhoods and the City of Pekin. A list of attendees can be found in **Attachment B**.

The City of Pekin's 2011 Action Plan has been made available for public review and comment from February 8 to March 9, 2011. The public hearing to discuss the Draft 2011 Action Plan was held on March 9, 2011 at 5:30 p.m. at City of Pekin Council Chambers. Newspaper notification of Public Review period, Public Hearing and Certification of Publication documents can be located in **Attachment B**. A summary of citizen comments or views on the Plan was obtained during the scheduled public review period and public hearing. The summary of citizen comments or views can be found in **Attachment B**.

3. Public participation in the development of the 2011 Action Plan was broadened to include airing a presentation on the government television channel 22 after the March 14th Pekin City Council meeting. Efforts to involve minorities, disabled persons and non-English speaking persons within this process were included in the statement of the public notice to please notify the Community Development office if additional assistance is required. All hearings and meetings were held in handicap-accessible facilities.

4. The City of Pekin's 2011 Action Plan has been made available for public review and comment from February 8 to March 9, 2011. The public hearing to discuss the Draft 2011 Action Plan was held on March 9, 2011 at 5:30 p.m. at City of Pekin Council Chambers. All citizen comments or views were **accepted; therefore, no comments or views were not accepted.**

- Describe consultations with other public and private agencies that provide assisted housing, health services, social and fair housing services. **(91.100(a) (1))**

City of Pekin response:

The City of Pekin Community Development Director consults with various public and private agencies that provide assisted housing, health services, social and fair housing services throughout the year.

One public organization is the Heart of Illinois Homeless Continuum of Care. This organization has twenty-eight (28) participating agencies from a four county region that serve the assisted housing, health services and social services realms.

Organizations

- 1 Children's Home
- 2 City of Pekin
- 3 City of Peoria
- 4 Center for Prevention of Abuse
- 5 Friends of People with AIDS
- 6 Friendship House
- 7 Goodwill
- 8 Human Service Center
- 9 IDHS
- 10 Mental Health Assoc.
- 11 Migrant Council
- 12 PCCEO
- 13 Pekin Housing Authority
- 14 Pekin Salvation Army
- 15 Peoria Opportunities
- 16 Peoria Housing Authority
- 17 Pioneer Civic Services
- 18 Planned Parenthood
- 19 Prairie State Legal Services

- 20 Regional Office of Education
- 21 Peoria Rescue Mission
- 22 Salvation Army
- 23 South Side Office of Concern
- 24 South Side Mission
- 25 Tazwood Community Services
- 26 UIC College of Medicine
- 27 Veterans Administration Clinic
- 28 YWCA Peoria

Tazwood Community Services is another organization that City Staff has various consultations with during the year. This organization serves low to moderate clientele in the Tazewell and Woodford Counties.

City staff participates with the Pekin United Way that serves a variety of local organizations including organizations that strengthen families, support older people, work with rehabilitation, promoting health and healing, nurturing children and youth and assisting people in crisis.

- Describe consultations with public and private agencies that provide assisted housing, health services, and social services to determine resources available to address needs of any persons that are chronically homeless. **(91.100(a) (2))**

City of Pekin response: The City of Pekin Community Development Director consults with an organization that works with public and private agencies that provide assisted housing, health services, social and fair housing services to determine the resources available to address needs of any persons that are chronically homeless throughout the year.

The Heart of Illinois Homeless Continuum of Care has **forty-two** participating agencies from the assisted housing, health services and social services realm.

- Describe consultations with local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations). **(91.105(a) (2) (ii))**

City of Pekin response: The Economic Development Director consults with local and regional economic and development institutions and other organizations.

This City employee consults with local businesses through the business retention program; developers through the expansion process; local community organizations through the Pekin United Way and the Pekin Chamber of Commerce; and faith-based organizations. They also consult with regional businesses and developers through the Central Illinois Economic Development Council.

The Community Development Director facilitates the Community Leadership Academy. The Pekin Chamber of Commerce Leadership Academy Committee organizes the Annual Leadership Academy by way of aligning the purpose with the speakers and tours to cultivate the future volunteers of the community. The Community Leadership Academy is a ten week course that acquaints participants

with a broad spectrum of civic problems; the workings of local government; the challenges facing the community; and the role individuals can play by being involved solving community problems.

- Describe consultations with social service, health, and child service agencies (in accordance with 91.100(a) (3) regarding lead based paint hazards). **(91.200 (b))**

City of Pekin response: The Community Development Block Group dollars are currently allocated for a Home Owner Occupied Rehabilitation program. This program does not disturb lead within its rehabilitation options. However, the City of Pekin also applies yearly for, and is receiving money from the State of Illinois Housing Development Authority, for the HOME program. This Single Family Owner Occupied Rehabilitation Program does test and address lead within the rehabilitation process. The City of Pekin has contracted with DAS Consulting Services LLC to conduct the required Risk Assessment and Clearance activities. The City of Pekin did contact the Tazewell County Health Department and they do not currently test for lead and are extremely limited in lead issues due to limited funding.

The Community Development Director currently participates in the following 10 Community Committees:

1. Mayors Advisory Committee for People with Disabilities
2. Public Awareness Committee for People with Disabilities
3. Human Rights Committee
4. Pekin Coalition for Equality
5. Rust Transitional Advisory Committee (transitional housing; Pekin Salvation Army)
6. Tazewell County Service Providers
7. Tazewell / Woodford Service Providers
8. R. David Tebben Community Leadership Academy (Pekin Chamber of Commerce)
9. Illinois Municipal Human Rights Association
10. Heart of Illinois Homeless Continuum of Care

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

2011 Action Plan Institutional Structure response:

1. The City of Pekin will continue to utilize the institutional structure identified in the Strategy section of the Consolidated Plan, which includes encouraging active participation by residents, utilizing citizen lead commissions and encouraging a variety of organizations, agencies, partnerships and corporations to achieve the objectives of this plan. The actions will include holding public hearings, asking commissions to review and make recommendations regarding applications and priorities, active participation in a variety of organizations and contracting with agencies and organizations to provide needed services for the implementation of the plan.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

2011 Action Plan Monitoring response:

1. The actions describing the monitoring process are identified in the Strategic Plan section of the Consolidated Plan. The City of Pekin monitoring process will begin with sub-recipient agreements, which detail the applicable federal regulations, including the timeliness of expenditures for the CDBG programs. The agreements will require financial reports to be submitted prior to the end of the fiscal year and will be used for desk audits to monitor for HUD and contract compliance, which includes activity eligibility, timeline performance, affordability period and beneficiary and income-eligibility data. On-going technical assistance will be available.

The primary goals of monitoring are to ensure production and accountability, ensure compliance with federal program or any other requirements, and evaluate organizational and project performance.

The City of Pekin has implemented the following system, in order to properly monitor the use of its CDBG funds: (1) the execution of specific contracts or agreements that outline the services to be provided and a timeline for when those goals should be achieved. The contract or agreement also contains applicable federal and local rules and regulations; (2) The City's Finance Department provides monthly expenditure and general ledger trial balance reports which show the funds committed to specific activities/monies spent to date. At fiscal year end, a report is also produced; City HUD/CDBG personnel balance the Finance Departments reports to IDIS at the end of the month/year (3) if a contract or agreement is not in compliance with city or federal rules, the City will work with corporation counsel to fulfill the terms of the agreement; & (4) On-site monitoring of sub-recipients will consist of the following process:

The first step in the process is to conduct a risk assessment to determine the appropriate extent of monitoring for each particular entity. Entities should be considered high-risk and require a comprehensive monitoring if they are new entity or new to receiving federal funds, experiencing high turnover or turnover in key staff positions, or have experienced past compliance or performance problems. For experienced funding recipients that have had success in carrying out activities in the past, a less comprehensive monitoring is necessary. This risk assessment should also enable a determination of frequency as well as if a desk review would be sufficient.

If a desk review will not be adequate, then an on-site monitoring visit should be conducted. Before the visit is to take place the monitoring staff must prepare for the visit. This preparation should include becoming thoroughly familiar with the applicable rules and regulations associated with the program that provides funds to the entity. Any and all in-house data pertaining to the entity and funds granted to the entity should be reviewed as well. After the preparation is complete, the next step is step conduct the monitoring visit.

There are four aspects of this phase: notification; entrance conference; documentation, data gathering and analysis; & exit conference. City staff will meet with appropriate representatives to review procedures, client files, financial records and other pertinent data. The City will also participate in the forum and budget meeting process as part of its monitoring of sub-recipients.

The final step is the follow-up. The sub-recipient should be provided with a formal written notification of the results of the monitoring review. The letter should point out problem areas and recognize successes. The City staff will work with the sub-recipients(s) until compliance is achieved.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

2011 Action Plan Lead-based Paint response:

During fiscal year 2011, the City of Pekin will continue to follow all federal and state lead-based paint regulations while providing rehabilitation assistance to low and moderate-income homeowners with the Illinois Housing Development Authority, Single Family Owner Occupied Rehabilitation (SFOOR) program. If a property to be rehabilitated through the SFOOR program is found to have deteriorated paint above the de minimus standards, appropriate mitigation procedures will be taken by qualified contractors. A clearance lead inspection will be conducted at the end of all jobs that include lead mitigation. The action of identifying lead hazards before rehabilitation work is done and following proper mitigation procedures should reduce the extent of lead poisoning and hazards. The CDBG Rehabilitation program will not disturb painted surfaces. If a CDBG applicant is requesting/needing work that will disturb painted surfaces, they will be placed on the HOME/SFOOR waiting list.

In addition to lead mitigation, the City will continue to expand our community outreach efforts in order to provide appropriate information to residents of pre-1979 housing on the dangers associated with lead-based paint. This outreach will be coordinated with various organizations within our community, including, but not limited to the Tazewell County Health Department and various other non-profit and governmental organizations.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

2011 Action Plan Specific Objectives response:

Attachment D is the Housing Needs Table.

Attachment E is the Housing Market Analysis.

1. The City of Pekin will continue to offer owner occupied housing rehabilitation assistance to the low-income households within the jurisdiction. Our priority will be to serve low, very low and extremely low-income households. For 2011, \$60,000 worth of CDBG dollars will be used with the Owner Occupied Housing Rehabilitation program to assist a minimum of three (3) houses. \$48,000 worth of CDBG dollars is being allocated towards the IHDA HOME program to rehabilitate four (4) houses. The City of Pekin expects to receive Illinois Housing Development Authority SFOOR dollars of \$168,000 for this next fiscal year to assist four houses. Therefore, an estimated total of seven (7) houses will be assisted during 2011. The Owner Occupied Housing Rehabilitation program is a high priority for the City of Pekin CDBG dollars.

The City proposes to use a portion of the CDBG dollars in Code Enforcement in the low to moderate census tracts / target areas. For 2011, \$20,845 has been allocated for a portion of a City of Pekin Code Enforcer position. The City of Pekin will inspect 500 residential units occupied by low-income individuals or families during the next year in order to provide decent housing units.

The City of Pekin Community Development Block Group Rehabilitation and HOME SFOOR programs have been utilizing Rehab procedures for several years with great success. Each year the procedures are updated to reflect issues that have occurred during the past fiscal year and updated for better ways to perform the duties of a rehabilitation program. This update is done with the Inspection Department. The Rehabilitation procedures are located in **Attachment X**.

2. The City of Pekin will continue to utilize 42% of our annual HUD / CDBG funding in the area of housing. In addition to these Federal resources, the City will pursue other funding sources for housing rehabilitation and development. Partnerships with other organizations will be pursued in order to leverage federal funds to the greatest extent.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

2011 Action Plan Public Housing Strategy response:

1. The City of Pekin and the Pekin Housing Authority (PHA) have a viable working relationship. The City of Pekin and the Housing Authority have maintained an agreement for police protection whereby the Housing Authority is allowed to hire off-duty police officers to patrol its properties. The Housing Authority pays the wages of the officers while the City provides the liability insurance. The Housing Authority is able to meet its security needs while the city benefits by having additional officers available to support the officers assigned to the district. In addition to the agreement for police protection, the PHA and the City of Pekin have an agreement for the part-time CDBG Rehabilitation Coordinator and the part-time PHA modernization program coordinator. Thus, one employee is fulfilling both organizations needs and a full time equivalent job is created. The Pekin Housing Authority and the City of Pekin CDBG staff are looking at hosting a home ownership seminar and participate in the planning for a regional fair housing seminar this fiscal year.
2. Not applicable, the Pekin Housing Authority is designated as a high performer upon their most recent review.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

2011 Action Plan Barriers to Affordable Housing response:

1. The City of Pekin will continue to work toward improving the ability of local organizations to develop affordable housing. The City will also continue to assist homeowners with the CDBG rehabilitation program and the IHDA HOME program. The City will also look at adding an additional Code Inspector as identified in its' Conceptual Plan to focus on the Rental Properties meeting code, to assist in the affordable housing issues.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.

- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

2011 Action Plan HOME/ADDI response:

The City of Pekin does not receive HOME/ADDI. This section is not applicable.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—in a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

2011 Action Plan Special Needs response:

Attachment G is the Continuum of Care Homeless Population and Subpopulations Chart.

1. The City of Pekin's CDBG dollars of \$75,000 is allocated for Public Services. \$40,000 is allocated to the Pekin United Way is approximately 7% of their total United Way budget. The other 93% will be Local Corporation and Individual contributions. These dollars assist agencies, which support older people, strengthen families and assist people in crises, promote health and healing, nurture children and youth, and assist the developmentally disabled. In particular, the CDBG dollars are directly allocated to the agencies serving the target populations that were identified within the January 2008 gaps analysis.

The remaining \$35,000 will be utilized for two programs. The first program will be utilization of the HMIS system with the Heart of IL Homeless Continuum of Care. The second program will be focused on poverty issues within the community, primarily with District #108.

2. Homelessness - The Action Plan will address the specific objectives of the Strategic Plan / Consolidated Plan by funding the activities with the highest priorities. Participation in the Heart of Illinois Homeless Continuum of Care and the Tazewell / Woodford County Service providers will continue to assist staff with the opportunity to network with local and regional organizations. This enables staff to answer questions and provide direction to individuals/families that are homeless, those at risk of being homeless and organizations that provide supportive services.

Potential obstacles to completing these action steps may be limited or lack of financial resources and competition for limited sources; limited number of governmental, private sector and volunteer staff to address homeless needs; and coordination of public/private sector organizations and volunteers to meet all and specific population needs.

2012 The City of Pekin is participating in the Heart of Illinois Homeless Continuum of Care (HoHCoC). This organization has an organized task force consisting of over 40 community leaders that convened in November 2004 to develop strategies and implementation steps to end chronic homelessness in the four county region by 2012. The agencies and programs represented by the members of the task force are comprised of federal and non-federally funded entities.

The 10-year plan to end chronic homelessness is in implementation.

The Steering Committee of the Continuum of Care (CoC) was required to conduct a point in time count of the homeless/shelter populations on January 27, 2009. The HOIHCoc will be conducting another point in time count on January 27, 2011. The January 27, 2009 point in time homeless population count yielded the following results: 61 persons with children/ 20 households with children were sheltered in the emergency shelters; 128 households / 130 persons were sheltered in the emergency shelters; 20 households / 60 persons with children were sheltered in transitional housing; there were 65 households / 67 persons unsheltered with households without children. **The results from the 2011 point in time count were (Attachment G)**

Potential obstacles to completing these action steps may be limited or lack of financial resources and competition for limited sources; limited number of governmental, private sector and volunteer staff to address homeless needs; and coordination of public/private sector organizations and volunteers to meet all and specific population needs.

2013 The City of Pekin's strategy to prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless includes answering questions and directing people to organizations that have programs geared towards the goal of preventing the problem of homelessness. These programs include rent, mortgage, and/or utility assistance, legal intervention regarding illegal evictions, and case management and counseling. Agencies providing these types of programs for the City of Pekin include the Friends of People with Aids, the local Department of Veterans Affairs, the Center for Prevention of Abuse, Prairie State Legal Services, House of Hope, Rust Transitional Center / Pekin Salvation Army, Pekin Housing Authority, Tazwood Mental Health Center, Christian Civic Outreach, and Tazwood Community Services.

Participation in the Heart of Illinois Homeless Continuum of Care and the Tazewell / Woodford County Service providers will continue to assist CDBG staff in their efforts to assist individuals and families in the area of homelessness and those at risk of being homeless.

The homeless strategy will be carried out with the collaboration between the City of Pekin, Tazewell County Service providers and the Heart of Illinois Homeless Continuum of Care. All parties listed will work to identify, develop, and implement strategies to end the problem of chronic and non-chronic homelessness by 2012.

2014 The Heart of Illinois Homeless Continuum of Care has prepared a discharge policy that is located on pages 42-43 in **Attachment G**. This information was taken from their 2009 Super NOFA application. It addresses a discharge policy from foster care, health care, mental health and corrections.

In addition, the HoIHCoc held a discharge forum on November 16, 2010. The following groups were discussed and represented at the forum: corrections/jail, mental health/substance abuse, youth, veterans, and healthcare. Notes from the forum can be found in **Attachment G**. **E-mailed Christine Kahl for information**

1/18/11.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

2011 Action Plan ESG response:

This section is not applicable. This is for States only.

This section has been added from the 2011-2014 5 year consolidated plan:

- Chronic Homelessness- Homeless inventory of facilities should include (to the extent is available to the jurisdiction) an estimate of percentage or number of beds and supportive services programs that are serving people that are chronically homeless. **(91.210(c))**

City of Pekin response: The Heart of Illinois Homeless Continuum of Care (HoIHCoC) submits the Super NOFA yearly. Although the HoIHCoC covers a four county region (Peoria, Tazewell, Fulton and Woodford), the City of Pekin's response will be taken from the 2008 Super NOFA Exhibit 1 application (information is not available for specific locations). Currently, the HoIHCoC is listing under section 4B: CoC Chronic Homeless Progress the following information for 2008 – number of chronic homeless persons was 65 and 54 permanent housing beds were designated for the chronically homeless.

Continuing with providing information from the 2008 Super NOFA application, there were a total of 121 permanent housing beds available in the four county region, with 54 designated for the chronically homeless. Therefore, 44% of the beds are serving people that are chronically homeless in the four county region.

No information was available, locally or regionally, for support service programs that were serving people that are chronically homeless.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

2011 Action Plan Community Development response:

Attachment H is the Community Development Needs table.

1. The City's priorities for its non-housing community development needs using the CDBG eligibility categories (IDIS matrix codes) includes Public Facilities, Public Improvements, and Public Services.

Acquisition of real property and disposition both received a low priority for the upcoming fiscal year.

Under the Public Facilities and Improvements section (matrix codes 01 to 04A, and 22), general public facilities and improvements, parks, recreational facilities, parking facilities, child care centers, abused and neglected children facilities, and street improvements received a high priority; senior centers, handicapped centers, homeless facilities (not operating costs), youth centers, and sidewalks received a medium priority; neighborhood facilities, solid waste disposal improvements, flood drain improvements, water/sewer improvements, tree planting, fire stations / equipment, health facilities, operating costs of homeless/AIDS patients programs, facilities for AIDS patients (not operating costs), clearance and demolition, clean-up of contaminated sites and asbestos removal received a low priority designation.

The activities listed in Public Services category (matrix codes 05 to 05T), general public services, senior services, handicapped services, & battered and abused spouses were designated as high priorities; youth services, transportation services, substance abuse services, crime awareness, fair housing activities, child care services, mental health services, abused neglected children, screening for lead-based paint/lead hazards poison, and tenant/landlord counseling were designated as medium priorities; legal services, employment training, health services, contaminated sites, subsistence payments, homeownership assistance (not direct), rental housing subsidies, and security deposits were designated as low priorities.

The activities listed in matrix codes 06 to 17d had the following priorities: Rehab (single-unit residential), energy efficiency improvements, rehabilitation administration, and code enforcement received a high priority; relocation, removal of architectural barriers, public housing modernization and lead-based/lead hazard test/abate received a medium priority; Interim assistance, urban renewal completion, loss of rental income, privately owned utilities, construction of housing, direct homeownership assistance, rehab (multi-unit residential), rehab (other publicly-owned residential buildings), rehab (publicly or privately-owned commercial/industries), acquisition-for rehabilitation, residential historic preservation, non-residential historic preservation, CI land acquisition/disposition, CI infrastructure development, CI building acquisition, construction, rehabilitation and other commercial/industrial improvements received a low priority.

The activities listed in Economic Development category (matrix codes 18a to 19H) had the following priorities: Home admin/planning costs of PJ received a high priority; ED direct financial assistance to for profits, ed technical assistance, and CDBG non-profit organization capacity building had a medium priority; micro-enterprise assistance, HOME CHDO operating costs, CDBG assistance to institutes of higher education, CDBG operation and repair of foreclosed property, planned repayment of section 108 loan principal, unplanned repayment of section 108 loan principal and state CDBG technical assistance to grantees received a low priority.

The activities listed in Planning category (matrix codes 20 to 21I) had the following priorities: planning, general program administration, indirect costs, fair housing activities, submissions or application for Federal programs and HOME admin/planning costs of PJ received a high priority; HOME rental subsidy payments, HOME security deposits and HOME CHDO operating expenses received a low priority.

Of the remaining sections (matrix codes 22 to 31D, HOPWA, CDBG and HOME sections); rehabilitation of existing owner units (CDBG & HOME) received a high priority. All others were listed as a low priority.

2. The Goals were taken from the 2010 – 2014 5 year Consolidated Plan.

Goal A: To develop a viable urban community by providing decent housing principally to low and moderate-income persons.

* A1. The City of Pekin Code Enforcement program, as a high priority, will inspect 2,500 residential units in the Target Area by April 30, 2014. The short term annual objective is to inspect 500 units by April 30, 2012.

* A2. The City of Pekin Rehabilitation single-family owner occupied program, as a high priority, will rehabilitate a total of 16 homes by April 2014. The short-term objective is to rehabilitate 3 homes by April 2012. These are expected to be equally provided to low, very low and extremely low-income households.

* A3. The City of Pekin intends to actively support appropriate long and short-term objectives and Continuum of Care projects proposed by the Heart of Illinois Homeless Continuum of Care as a high priority.

* A4. The City of Pekin will, as a high priority, participate in the IDHA HOME/SFOOR program to bring a minimum of 3 houses a year for 2010-2014 up to code for the long-term goal. CDBG dollars will be used to pay for the costs per project that

exceed IHDA maximum per project expense of \$40,000. The City of Pekin plans on applying for SFOOR dollars from IHDA every year. Long-term goal, by April 2014, is to apply and receive funds to completely rehabilitate a total of 15 houses.

Goal B: To develop a viable urban community by providing a suitable living environment principally to low and moderate-income persons.

* B1. The City of Pekin will, as a high priority, contract with public and private agency/ies that will provide needed services to 10,000 low and moderate-income persons/households for the long-term goal. The short-term goal is to provide needed services to 2,000 low and moderate -income persons/households.

* B2. The City of Pekin will, as a high priority, reconstruct streets and make other necessary public facility improvements on public streets, alleys and other city property that is located in low to moderate-income census block groups or slum and blight areas and not for profit facilities. Public facility improvements will benefit the low to moderate-income 2000 census block groups. The short-term goal is to provide street seal coating by April 2012.

* B3. The City of Pekin will, as a high priority, inspect 2,500 residential properties for compliance with environmental, Boca and state building codes in the Target Area by April 2014. The short-term objective is to inspect 500 residential properties by April 2011.

* B4. The City of Pekin will provide Planning and Administrative services, as a high priority, that are necessary for the administration of HUD grants primarily serving low and moderate income persons through April 2014. The short-term objective is to provide planning and administrative services by April 2012.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

2011 Action Plan Antipoverty Strategy response:

1. The City of Pekin currently has two approaches towards reducing the number of poverty level persons and families in the city. One approach is the single family home owner rehabilitation program. This program provides needed repairs and improvements to lower income households. The Code Enforcement program works to preserve lower income neighborhoods by requiring properties to meet City of Pekin adopted codes.

It is expected that these programs will assist 507 households over the next year period. The City administered program provides forgivable and 0-3% low interest loan for types of financial assistance. Using 2008 averages, 1 household received housing repair assistance that were extremely low income, 4 households were very low-income and 8 households were low income, for a total of 13 low/moderate income households assisted.

Public services activities also have a positive effect in reducing poverty by reducing homelessness, and providing counseling, shelter and life skills. Some agencies

providing these services include the House of Hope, Center for Prevention of Abuse, Tazwood Mental Health, Tazwood Community Services, Christian Civic Outreach, Pekin Housing Authority, Department of Human Services and U of I Extension.

The City of Pekin seeks collaboration among housing and service providers to further the objectives of this Plan. The State of Illinois and adjacent local governments were provided a copy of this Plan with the intent of obtaining their comments and, by informing them of the City of Pekin's planned programs, creating opportunities for the coordination of activities.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

2011 Action Plan Specific Objectives response:

Attachment L is the Non-homeless Special Needs Including HOPWA table.

The priorities and specific objectives the City of Pekin hopes to achieve during FY 2011 include the following:

* The City of Pekin will work with the Tazewell County Service Providers and the Heart of Illinois Continuum of Care to assist in identifying resources to direct inquires to provide housing needs for the elderly, frail elderly, physically disabled and public housing residents.

* The City of Pekin will work with the Tazewell County Service Providers and the Heart of Illinois Homeless Continuum of Care to assist in identifying resources to direct inquires to provide supportive services for the elderly, frail elderly, persons with severe mental illnesses, the developmentally disabled, and persons with HIV/AIDS.

The City of Pekin staff will work with the appropriate service providers to assist in identifying and meeting their needs in providing services to their clients.

2. Federal, State, and local public and private sector resources are expected to be available to address the housing and supportive service needs of nonhomeless persons identified in the Consolidated Plan. Federal funds for supportive housing programs are expected through the Housing and Urban Development SuperNOFA process. State funds will be identified by individual social service agencies of the local Continuum of Care. The special needs of non-homeless persons will be addressed through agencies whose priorities address these needs.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

2011 Action Plan HOPWA response:

The City of Pekin is not a HOPWA recipient. This section is not applicable.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

2011 Specific HOPWA Objectives response:

Not applicable. The City of Pekin does not receive HOPWA dollars.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

1. Program specifics:

a. Other project specific information is located in **Attachment N** (project workbooks), **Attachment O** (an excel summary of 2011 CDBG allocations) and **Attachment P** (Summary of Specific Annual Objectives worksheets).

2. Urgent need: Community Development Block Grant regulations allow CDBG funds to be used to address issues related to a physical disaster. If such a disaster occurs, CDBG funds may be allocated by the City Council for this purpose.

3. Anti-Displacement Policy: The City of Pekin's housing rehabilitation is performed without having to displace unit occupants. Participation in this program is voluntary. If an occupant should be displaced, the City of Pekin will comply with all Federal regulations relating to the displacement.

4. Performance Measurement system: The City of Pekin will be using performance measurements in the 2011 Action Plan. Below is a summary of the performance measurements listed within the 2011 Action Plan project worksheets (**Attachment N**).

2011 Seal Coating: develop a viable urban community by providing a suitable living environment principally to low and moderate-income persons; Objective Category - Suitable Living Environment; Outcome Category - Sustainability

Code Enforcement: provide decent housing units; Objective Category – Decent Housing; Outcome Category - Sustainability

Home Owner Rehabilitation: maintain the existing housing stock and adapt the existing housing stock to meet the needs of ADA/senior individuals/families; Objective Category – Decent Housing; Outcome Category - Sustainability

Public service programs: access to needed support services, economic opportunities and housing; Objective Categories – Decent Housing & Suitable Living Environment; Outcome Categories – Availability/Accessibility, Affordability & Sustainability

Public Facilities: improvements to public facilities / not-for-profits; Objective categories – suitable living environment; Outcome categories - sustainability

5. A copy of the March 14, 2011 City of Pekin Council agenda is located in **Attachment B**.

6. A copy of the Public Hearing and March 14, 2011 City of Pekin Council Power Point presentation is located in **Attachment B**.
7. Housing summary of goals located in **Attachment J**.
8. Steps / actions it will use to ensure long-term compliance with housing codes, including any actions or on-site inspections it plans to undertake during the program year: Please see **Attachment K**
9. Annual Housing Completion goals (table 3B) **Attachment L**
10. Certifications **Attachment M**

DRAFT