Community Development Department

Program Year 2021

Consolidated Annual Performance and Evaluation Report

October 1, 2021 – September 30, 2022

December 1, 2022

DRAFT

Contact Community Development At 708-795-6850
Executive Summary

The Consolidated Annual Performance and Evaluation Report (CAPER) serves to meet the performance reporting requirements of the U.S. Department of Housing and Urban Development (HUD) as set forth with the Consolidated Plan Regulations at 24 CFR 91.520. This report describes the Community Development Block Grant (CDBG) funded activities undertaken by the City of Berwyn during the Program Year 2021 beginning October 1, 2021 and ending September 30, 2022.

These grants fund community development efforts to improve housing, economic, social conditions and opportunities for low-income and moderate-income residents of the City.

The City funded and administered projects to address the four main goals of the Consolidated Plan. The City also supported its goals and strategies through administrative actions, including providing support to non-profits, planning and coordination of local resources, and collaborating with other organizations and governmental agencies such as Cook County / the Cook County Consortium. The City did not hinder the implementation of any part of the Action Plan or Consolidated Plan through action nor willful inaction.

A draft of this report is made available for public review and comment for a period beginning December 1, 2022. The City is soliciting written comments. The City is holding a public hearing on the CAPER @ 10:00 AM on December 15, 2022 at 6700 W 26th Street, Berwyn, Illinois. The complete document remains available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department and the City’s web-site.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) serves to meet the performance reporting requirements of the U.S. Department of Housing and Urban Development (HUD) as set forth with the Consolidated Plan Regulations at 24 CFR 91.520. This report
describes the Community Development Block Grant (CDBG) funded activities undertaken by the City of Berwyn during the Program Year 2021 beginning October 1, 2021 and ending September 30, 2022.

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This report summarizes accomplishments of program year 2021 (PY21), the second year of the City's 2020-2024 Consolidated Plan.

The PY 2021 Annual Action Plan focused heavily on public improvements and facilities. The City completed sewer and street projects initiated during the current and prior year. The 2022 Spring Quarry strike impacted concrete/asphalt availability and the start date of the public improvement projects. The City will complete/close the projects in IDIS once final payments are processed. The sidewalk replacement project in low and moderate income areas was also completed during the 2021 program year.

Public service and homelessness activities helped improve the lives of seniors (bus service, health), persons with disabilities (scholarships for special recreation and cultural enrichment), youth (children’s dental care, teen trauma services, and youth internships for at-risk youth), and domestic violence prevention and homeless services.

The City's Single Family Rehabilitation program continues to be impacted by COVID-19. The City of Berwyn continued to have difficulty finding qualified contractors willing to submit bids for projects due to labor shortage and supply chain issues. The City has two projects that are currently in the second bid process.

On April 12, 2022, the City amended the PY 2019 Action Plan (third amendment) to address the reallocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus, per funding through the Coronavirus Aid, Relief and Economic Security Act (CARES Act); CDBG-CV total $1,107,768. Please see CR-45-CDBG 91.520(c)
Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amount</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected - Strategic Plan</th>
<th>Actual - Strategic Plan</th>
<th>Percent Complete</th>
<th>Expected - Program Year</th>
<th>Actual - Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Rehabilitation</td>
<td>Affordable</td>
<td>CDBG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>30</td>
<td>2</td>
<td>6.67%</td>
<td>5</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Homelessness Services</td>
<td>Homeless</td>
<td>CDBG: $</td>
<td>Homeless Person Overnight Shelter</td>
<td>Persons Assisted</td>
<td>80</td>
<td>6</td>
<td>7.50%</td>
<td>25</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Homelessness Services</td>
<td>Affordable</td>
<td>CDBG: $</td>
<td>Homelessness Prevention</td>
<td>Persons Assisted</td>
<td>250</td>
<td>1</td>
<td>0.00%</td>
<td>25</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Berwyn targeted its CDBG and CDBG-CV funds towards achieving its highest priority Consolidated Plan and Action Plan goals during 2021.

The City targeted funds during PY 2021 to address its priority needs, as described in the 2020-2024 Consolidated Plan, as summarized below.

Affordable Housing Priorities
To address the city’s aging housing stock, the Consolidated Plan placed a high priority on supporting Berwyn homeowners to maintain their homes and to address repairs that posed health and safety hazards. The plan supported the Single Family Rehabilitation Loan Program (SFR Loans) to assist low- to moderate-income residents (under 80% AMI) make code-compliant repairs to their homes. This effort aims to maintain the number of units available to LMI residents and the number of LMI residents living in owner-occupied housing. SFR Loans are no-interest, no-

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

<table>
<thead>
<tr>
<th>Public Improvements and Facilities</th>
<th>Non-Housing Community Development</th>
<th>CDBG: $</th>
<th>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</th>
<th>Persons Assisted</th>
<th>40000</th>
<th>12765</th>
<th>31.91%</th>
<th>12000</th>
<th>905</th>
<th>7.54%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Services</td>
<td>Non-Homeless Special Needs Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>6000</td>
<td>2209</td>
<td>36.82%</td>
<td>500</td>
<td>1265</td>
<td>253%</td>
</tr>
</tbody>
</table>

OMB Control No: 2506-0117 (exp. 09/30/2021)
payment loans that are not repaid until the owner sells or refines the property.

The Community Development Department continues to work with homeowners to identify viable projects; 217 Homeowners contacted the Community Development Department for SFR information. Staff reviewed the application process with 19 homeowners seeking financial assistance. The Single Family Rehabilitation Coordinator continues to reach out to homeowners offering assistance with the application process. Although the City actively markets and receives request for housing rehabilitation assistance, challenges remain in identifying income qualified households that are eligible for the program. The City's Single Family Rehabilitation program continues to be impacted by COVID-19. The City of Berwyn continued to have difficulty finding qualified contractors willing to submit bids for projects due to labor shortage and supply chain issues. The City has two projects that are currently in the second bid process.

Homeless priorities
The Consolidated Plan identified homeless persons who were unsheltered and living in a place not fit for human habitation within Berwyn. The City continues to work with Housing Forward (formerly West Suburban PADS) and B.E.D.S Plus to provide emergency shelter for this homeless population.

The City worked with Sarah's Inn on domestic violence issues that are often a cause of homelessness. The City's SFR Program also helps maintain homes to reduce homelessness caused by substandard housing. In the spring of 2020, the City recognized an increased risk of homeless resulting from job losses associated with the COVID-19 pandemic. As a result, it amended the PY 2019 Action Plan to add supplemental CDBG CARES Act grant for emergency mortgage, rental, and utility assistance to help Berwyn families remain in their homes. During the 2020 program year, Berwyn worked closely with Housing Forward to initiate the new program.

(Continued Below)

Progress made in carrying out strategic / action plan (Cont.)

While the pandemic affected the execution of Berwyn's CDBG funded programs, the City also received additional funds to respond to its impact. On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security ("CARES") Act, Public Law 116-136 was signed by the President of the United States. This made available $5 billion in Community Development Block Grant Coronavirus ("CDBG-CV") funds to respond to the growing effects of the historic COVID-19 public health crisis. On April 2, 2020, the Department of Housing and Urban Development ("HUD") informed the CAPER
City of Berwyn that it would receive an allocation of $755,917 in CARES Act funding. The CARES Act also authorized the HUD Secretary to grant waivers and alternative requirements related to the use of CDBG-CV funds, including the suspension of the 15 percent cap on funding for public services; reducing the public comment period for consolidated plan and action plan amendments to five days; and allowing the option of virtual hearings. All activities funded must still meet the eligibility and national objective requirements of the CDBG program. The City of Berwyn applied for and received waivers for the CDBG-CV supplemental funds.

On June 23, 2020, the City amended the Consolidated Plan and the PY 2019 Action Plan to include CARES Act funding (CDBG-CV) to address the COVID-19 pandemic with a focus on Community Services. On September 11, 2020, HUD notified the City of Berwyn that an additional $351,851 in CDBG-CV funds was being allocated to the City of Berwyn, bringing the cumulative amount for all allocation rounds to $1,107,768. The City amended the PY 2019 Action Plan on February 9, 2021, to include the additional CARES act funding.

On April 12, 2022, the City amended the PY 2019 Action Plan (third amendment) to address the reallocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus, per funding through the Coronavirus Aid, Relief and Economic Security Act (CARES Act); total CDBG-CV total $1,107,768.

The City cancelled Shelter, and Mortgage, Rent, and Utility Assistance programs due to inactivity/availability of other resources to fund such programming. The City completed its Mortgage, Rental and Utility Assistance grant and reallocated the balance to eligible CDBG-CV service and public facility projects. Please see CR-45-CDBG 91.520(c)

Use of Funds - Homeless (cont.)

Accomplishments for each of these programs are described in greater detail in the CDBG Activity Summary Report (PR03) report in the appendix. In addition to directly funding programs, the City, which does not receive Emergency Solutions Grant funding, also addresses homeless priorities through its engagement with the Alliance to End Homelessness in Suburban Cook County. The Alliance coordinates the assessment and outreach to homeless persons throughout several surrounding jurisdictions. See CR-25 - Homeless and Other Special Needs below for additional information.

Use of Funds - Public Services, Public Facilities, Admin
During the consolidated planning process, survey respondents and forum participants frequently called attention to the need for health and support services for vulnerable populations. Residents were particularly concerned that the existing services did not meet the needs of the senior and youth population. There was also a strong demand for services and facilities to meet the needs of youth, seniors, and working parents in need of childcare. Many participants expressed a desire to see multiple services integrated into one common space. During PY 2021, the City supported high priority community (public) service activities identified in the Consolidated Plan, including:

The Berwyn Senior Bus Program provided bus transportation for 255 Berwyn seniors, including 155 seniors with disabilities.

Children's Dental Clinic Program provided 642 Berwyn children with in-clinic preventative and restorative dental care

West Suburban Special Recreation Day Camp provided 10 Berwyn children with disabilities and Seasonal Assistance Program provided 12 children with art, cultural and other recreational programming. These programs were impacted by the pandemic.

Youth Crossroads Family Support Services Teen Trauma Program assisted 281 at-risk Berwyn youth through school-based trauma counseling services. Youth Crossroads Youth Intern Leadership Program engaged 35 low-income Berwyn teens in 1,406 hours of Youth Leadership Program (YLP) activities. Accomplishments for each of these programs are described in greater detail in the CDBG Activity Summary Report (PR03) report in the Appendix.

Public Facilities and Public Improvements emerged as among the highest rated priorities needs both in the community forums and in the individual survey responses. In fact, improving a broad range of public infrastructure was the greatest priority for PY 2021. The City targeted most funds for enhancing the viability of low- and moderate-income neighborhoods through street, sidewalk, and sewerage programs. The City also continued its long-term initiative to remove architectural barriers from public and community buildings.

Sidewalks: The City replaced a total of 34,747 SQ FT of sidewalk (CDBG sidewalk 20,255 SQ FT), 229 FT (CDBG curb 72 FT), of concrete curb and gutter, 166 SQ FT (CDBG ADA compliant detectable warnings 86 SQ FT). of ADA compliant detectable warnings, and restoration of all disturbed areas.

Sewer: The 2020 City Sewer project was completed during program year 2021.

The PY 2021 Sewer project was completed by September 2022. The City will complete/close the projects in IDIS once final payments are
processed.

Streets: The 2020 City Street Project was completed during program year 2021. The 2021 City Street Project was completed by September 2022. The City will complete/close the projects in IDIS once final payments are processed.

Program Administration: The department is committed to administering its programs effectively and equitably, and ensuring that all eligible members of the community can benefit from program activities.
CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

<table>
<thead>
<tr>
<th></th>
<th>CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>1322</td>
</tr>
<tr>
<td>Black or African American</td>
<td>206</td>
</tr>
<tr>
<td>Asian</td>
<td>21</td>
</tr>
<tr>
<td>American Indian or American Native</td>
<td>15</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander</td>
<td>6</td>
</tr>
<tr>
<td>Total</td>
<td>TBD</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1086</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td></td>
</tr>
</tbody>
</table>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

** Total Race includes 84 Other Multi-Racial, a category excluded from the Table in system.
CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>1,540,456</td>
<td>1,546,796.34</td>
</tr>
<tr>
<td>CDBG-CV</td>
<td>public - federal</td>
<td>1,088,397.42</td>
<td>2687</td>
</tr>
</tbody>
</table>

Table 3 - Resources Made Available

Narrative

The City expended $1,546,796.34 of CDBG Funds during PY 2021, which included reallocated prior year funds as well as program income. During the program year, Berwyn receipted and expended $113,067.92 in Program Income. Almost 70 percent of non-administrative expenditures were invested in public infrastructure, with the remaining expended on public services, affordable housing rehabilitation, and homelessness services. In addition, the City also expended $2,687 of CDBG-CV funds in PY 2021.

The City met or exceeded all CDBG standards during the program year:

- Nearly 100% of funds were expended on activities that benefited low and moderate-income residents
- The City expended or obligated 17.69% during PY 2021 year grant for planning and administration, meeting the 20% statutory cap for these activities. A second planning and administration test looks at the actual CDBG grant funds used (excluding program income). Berwyn continues to remain below 20% of grant funds excluded for all years since the test’s inception.
  Total expenditures and unliquidated obligations for public service activities (adjusted for expenditures against previous unliquidated obligations) was 11.74% of the annual grant, under the 15% statutory cap on public service activities.
- The city met its timeliness test obligation, with a 1.30 ratio, below the 1.5 CDBG standard, on August 2, 2022. The City also continued to expend funds on large infrastructure projects through the remaining program year.

Identify the geographic distribution and location of investments

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
</table>

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City’s CDBG allocation is devoted entirely to serving Berwyn’s low- to moderate-income population. Census Tracts have been identified where most residents are low- to moderate-income. Berwyn is a small city of less than four square miles, and these census tracts are dispersed throughout the city.
except for the southwest quadrant (roughly). CDBG Public Improvements and Facilities activities are in and targeted exclusively to these areas.
Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fund leveraging was encouraged among the City's CDBG partners. The city especially benefitted from additional resources that local and regional nonprofit organizations brought to city to provide a wide range of services to residents with low- or moderate-incomes and special needs. Sub recipient leveraged funding sources included organizational fundraising, private donations, Cook County and State of Illinois funds, other Federal resources, and in-kind contributions. For PY 2021, sub recipient organizations that were awarded CDBG funds anticipated leveraging approximately $1.7 million. There is no publically owned land within the City of Berwyn utilized for CDBG.
CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Homeless households to be provided affordable housing units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Non-Homeless households to be provided affordable housing units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Special-Needs households to be provided affordable housing units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 5 – Number of Households

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households supported through Rental Assistance</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Number of households supported through The Production of New Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through Rehab of Existing Units</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through Acquisition of Existing Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City is has not met its Single Family Rehabilitation goals for the year. The Rehabilitation Program was impacted first by the COVID-19 Pandemic stay-at-home orders, and subsequently by the reluctance of homeowners to allow home inspection visits. The City's Single Family Rehabilitation program continues to be impacted by COVID-19. The City of Berwyn continued to have difficulty finding qualified contractors willing to submit bids for projects due to labor shortage and supply chain issues. The City
continues to identify new ways to inform residents about the single-family rehabilitation program, such as enclosing program brochures in water bills.

217 Homeowners contacted the Community Development Department seeking more information on the Single Family Rehabilitation program. 19 homeowners requested and received applications. Six applications were submitted for consideration. Three applicants were over income and therefore their applications were rejected. One applicant refused to provide additional income information and was also rejected. Two applicants were approved and are currently in the second bid process. Both projects should be completed early next year.

**Discuss how these outcomes will impact future annual action plans.**

The City remains committed to the Single-Family Rehabilitation program as both a means to allow low- and moderate-income residents to remain in safe and suitable housing and maintain the viability of its many residential neighborhoods. The City continues to aggressively expand outreach to boost participation in the program and has taken a more active role in working with smaller contractors. The city evaluated pre-pandemic demand for housing rehabilitation loans when developing its 2020-2024 Consolidated Plan and will amend if necessary programming continues.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Low-income</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

*Table 7 – Number of Households Served*

**Narrative Information**
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

As a small CDBG-only Entitlement community that does not receive ESG funding, the City provides referrals and supports the Alliance to End Homelessness in Suburban Cook County, which coordinates the assessment and outreach to homeless persons throughout several surrounding jurisdictions. The City continued to leverage federal and state resources to assist provider agencies through services, and its local commitment to mental health services expansion using CV funds with the Berwyn Police Department.

Addressing the emergency shelter and transitional housing needs of homeless persons

Throughout Cook County, emergency, transitional, and safe-haven facilities provide shelter for veterans, households, and individuals. Before the pandemic, Berwyn had 80 beds available in two shelter locations. St. Mary of Celle (1428 Wesley) has 60 beds, and Unity Lutheran Church (6720 W. 31st St.) has 20. Housing Forward, a local homeless provider, also reports six supportive housing units in Berwyn.

Due to the COVID-19 Pandemic, all shelters were closed. Clients were moved out of crowded Homeless Shelters to hotels and motels, offering a solution to escape the ravages of the coronavirus. Housing Forward signed an extension to the one-year agreement with a local 65 room hotel in Oak Park to serve as housing for its homeless clients, temporarily ending its rotating nightly shelter service. The move followed the national trend of nonprofits utilizing empty hotel space to safely house homeless individuals and families, who are among the most vulnerable to the COVID-19 coronavirus.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Due to limited capacities, the City’s approach to helping residents avoid becoming homeless and to transition to permanent or independent housing is primarily referral-based. The City refers residents to the Alliance to End Homelessness in Suburban Cook County and the Cook County Housing Authority.

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 City works closely with the Alliance to End Homelessness in Suburban Cook County, Housing Forward, and BEDS Plus to support several nonprofit organizations and programs. These partners work with the homeless and assist elderly, persons with severe mental illness and disabilities, substance abuse problems, or HIV/AIDS to avoid them becoming homeless.

This support includes: 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; preventing individuals and families who were recently homeless from becoming homeless again, and; helping those who are likely to become homeless after being discharged from publicly funded institutions and systems of care.

- Currently, BEDS Plus has 7 rotating overnight shelters. During PY 2021, 110 unique clients were served in Berwyn over the past 12 months, including 65 in households with children under 17.
- 85 clients were from Berwyn and were able to stay in Berwyn, including 32 who received Homelessness Prevention support.
- 7 people from Berwyn were housed in other communities - 2 were survivors/victims of domestic violence
- 18 people from other communities were relocated to Berwyn for housing programs, primary BEDS-leased transitional housing

Housing services help to stabilize the Berwyn real estate market in addition to helping individuals by preventing evictions and leasing a growing number of housing units for transitional housing programs.
CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Berwyn does not have a public housing authority, nor does it administer a Section 8 rental assistance program. The City relies on the Cook County Housing Authority to provide this rental assistance, and while it supports fair housing choice, the City has no control over how this assistance is provided.

The Cook County Housing Authority manages public housing and Housing Choice Vouchers low-rent units for County residents, which are located throughout the County. The vast majority of assisted households were extremely low-income, with the rest either low- or moderate-income. Assisted households included elderly and disabled (heads of household), as well as large households.

Currently, there are no Low-Income Housing Tax Credit (LIHTC) units in Berwyn. The City provides referral information for public housing resources and the Housing Choice Voucher program. There are no City requirements that would preclude the HCV holders from renting in the community from private landlords.

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

As noted in the CR35, Berwyn continues to support housing development, homeownership and fair housing in our community. The City does not have land available for new development, however, prevention of units as a priority benefits all local residents, including that may be clients of the HAAC. The City also is a willing partner of the HAAC as needed to support its resident and make any referrals to local housing counseling agencies as requested.

Actions taken to provide assistance to troubled PHAs

N/A
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

As noted in the City’s Consolidated Plan and this CAPER, Berwyn supports public policies, funding, and actions that expand the creation of affordable housing, especially for lower income households. City staff participates in regional discussions on mixed income and inclusionary zoning and other potential policies to promote affordable housing. Having few vacant parcels, the City’s existing housing stock remains the largest reservoir of opportunities to provide this housing.

Berwyn supports public policies, funding, and actions that expand the creation of affordable housing, especially for lower income households. City staff participates in regional discussions on mixed-income and inclusionary zoning and other potential policies to promote affordable housing. Having few vacant parcels, the City’s largest reservoir of opportunities to provide this housing remains existing housing stock remains.

In 2018, the City of Berwyn agreed to collaborate with Cook County and other municipalities to create a regional AFH. Cook County agreed to act as the lead agency. The analysis includes a review of the City of Berwyn’s, regulations, policies, procedures and practices, and how these variables affect housing and its residents. The completion of the analysis has been delayed due to COVID-19. The City continues to coordinate with Consortia jurisdictions and anticipates the final release of the AFH in spring of 2023.

The City intends to pursue every available opportunity to obtain additional funding and support from the federal government, private sector, and other sources to preserve the City’s existing housing stock and explore opportunities to develop new housing. The City’s adopted comprehensive plan provides a guide and framework for facilitating new development and preserving a good quality of life for all in Berwyn. The City implemented a new zoning ordinance that will reinforce these goals and support a sustainable future.

The provisions of this Zoning Code are adopted pursuant to the city’s home rule authority under Article VII of the Constitution of the State of Illinois (1970), and the authority granted to the city by the Illinois Municipal Code, for the following purposes:

(A) Protect and promote the health, safety, comfort, convenience, and general welfare of the public.

(B) Ensure adequate light, air, open space, privacy, and access to property.

(C) Implement the goals and objectives of the city’s Comprehensive Plan and the other land use policies of the city.
(D) Maintain and promote orderly land use patterns and development.

(E) Facilitate the provision of adequate public services and infrastructure.

(F) Protect the city's quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive.

(G) Protect and enhance the taxable value of land, buildings, and structures.

(H) Promote development that sustainably manages environmentally sensitive issues.

(I) Define the responsibilities of the city's administrative bodies and establish procedures for the effective use of the provisions of this Code.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Underserved needs are primarily a function of the city's aging housing stock and infrastructure, and dependent populations are most likely to bear the burden of these needs. Strategies to address such concerns as poverty, lead-based paint hazards, affordable housing and homelessness, and the physical environment are highly dependent on federal funding that appears to be on the wane. However, much can be achieved locally by working together cooperatively. The City has reached out to the County, the State, and nearby jurisdictions and they have all responded with a strong commitment to enhance coordination, develop institutional structures, and support community development.

Realizing that CDBG funds are severely limited, the City's program has made every effort to encourage owners to maintain their properties. It has worked with the federal, state, and county governments to apply for and implement an array of programs, ranging from foreclosures to homelessness, and provide affordable housing opportunities to all those in need.

Underserved populations in Berwyn include the elderly and disabled and those seeking work that cannot find employment. The City relied on its network of public and nonprofit service agencies, along with its ties to the private sector and economic development agencies, to provide an array of supportive services and limited financing. CDBG funded ADA improvements at public facilities, benefitting persons with disabilities that are often underserved. CDBG and other city resources also supported services for persons with disabilities and seniors.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All of the City's federally funded housing programs are designed to comply with the lead paint requirements of 24 CFR Part 35. Most of the CDBG-funded housing activities require lead-safe work practices. The City maintained its lead inspection and abatement requirements for its housing rehabilitation programs and offered lead paint hazard remediation through its Single Family
Rehabilitation Program for very-low, low- and moderate-income homeowners.

All contractors selected under the City's Single Family Rehab program are now required to be lead certified. Other organizations join in warning of the dangers of lead poisoning and provided information to homeowners about how to renovate and preserve Berwyn's historic homes safely.

Participants in the City's programs are advised of the potential dangers of lead-based paint in their homes, and sign a form verifying that they understand the potential hazard. The advisory sheet informs residents that a potential exists for lead-based paint hazards in their home, and provides brief lead-based paint awareness information with instructions on how to obtain the City's brochure for further information.

The City of Berwyn is assisting and encouraging residents to replace their lead water services to promote better health through clean water. The City has extended the Lead Service Replacement program by waiving the tap connection fee for owner-occupied residential homes with three units or less. In addition, the City will restore the street after completed inspections and the street is properly backfilled.

Berwyn continued to work with the Cook County Department of Public Health, the Illinois Department of Public Health, and other agencies to increase awareness of lead paint hazards. Berwyn Department of Public Health worked with McNeal and Loyola Hospitals to test pre-school children for lead poisoning.

Once again, the City and Cook County coordinated efforts to prevent lead exposure to young children living in Berwyn as part of October's Poison Prevention Month activities. Parents with children under four were encouraged to contact the Berwyn Health Department to schedule a lead poison screening. Parents were notified that federal funds were available to test and remove lead and directed to the City's website for more information.

The City continues to create ordinances by using the Lead Poisoning Prevention Act to increase compliance with activities that identify exposed children or prevent exposure. The City will provide support and incentives for housing improvements to protect children from lead exposure from deteriorated lead-based paint and lead pipes. The City is exploring implementing a prospective rental inspection (PRI) program for multi-unit housing to identify lead hazards and require their correction. The Building Department will identify activities to ensure lead-safe work practices are developed and implemented by connecting contractors to lead-safe work practice trainings and explore the feasibility and value of implementing a Berwyn healthy homes or lead-safe ordinance.

In 2017, HUD awarded Cook County $2 million over three years to remediate lead hazards in 120 low-income units in suburban Cook County. Berwyn is among the nine cities identified as high risk for lead poisoning. Twelve additional units are anticipated to be remediated using local funds.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**
Berwyn’s actions to reduce the number of poverty-level families included those funded directly and indirectly by the CDBG Program. Regardless of the source of funding, Berwyn’s approach to reducing poverty includes comprehensive measures to promote self-reliance, create new opportunities, and ensure affirmative participation. It also includes reducing housing and transportation cost burdens and providing direct assistance to those at risk of poverty and those presently confronting severe needs caused by poverty.

On October 26, 2016, Cook County passed an ordinance to increase the minimum wage of covered employees working for a covered employer in Cook County. This ordinance affected those employers in the non-Chicago portions of Cook County. The city of Berwyn, a Home Rule Municipality, had the right under the Illinois Constitution to pass an ordinance that would supersede the Cook County minimum wage ordinance. The City of Berwyn’s City Council decided to follow the Cook County Minimum Wage Ordinance rather than opt out. Effective July 1, 2017, the minimum wage was $10/hr. Beginning July 1, 2020 the minimum wage for many Berwyn employees increased to $13/hr. Starting July 1, 2021 and each year after that, the minimum wage will be adjusted for inflation. Cook issued a notice that effective July 1, 2022 the minimum wage for non-tipped workers increase to $13.35/hr.

Berwyn’s City Council also chose not to opt out of the Cook County Earned Sick Leave Ordinance that establishes a right to paid sick leave for employees in Cook County. Berwyn will continue its efforts to reduce poverty among those able to work by assisting low-skilled residents to obtain skills training, and employment. The City will join with adjacent municipalities to seek job training and placement funding for low-income residents and encourage employment opportunities in areas needing commercial revitalization and redevelopment. It will support the efforts of school systems, social service agencies, and economic development programs to assist job seekers in accessing job postings and referrals and in obtaining help with job applications and interviews.

The City will follow the mandates of Section 3 of the Housing and Urban Development Act of 1968, as amended in providing opportunities for training and employment in connection with the projects awarded under its CDBG contracts. In addition, the City encouraged new and expanding businesses to hire Berwyn residents for jobs created through TIF and other development incentives.

Berwyn also continued its partnerships with its sub-recipients and others in providing direct services, referrals, and mentoring to residents in poverty or on the brink of poverty. The City addressed the physical safety and improved health of residents threatened with isolation and exclusion, including those with disabilities, Veterans, seniors, the homeless and those at risk of homelessness, and victims of domestic violence and HIV/AIDS. A major effort to reduce the impact of service cutbacks and increased living costs, especially for seniors, will assist with transportation, general home maintenance programs, and police protection and community facilities. While this may not reduce the level of poverty for some, it will ensure that resources are used to their maximum benefit and may provide enough assistance to change their circumstances permanently for the better.
Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Community Development Department staff, some of whom are bi-lingual, maintains the professional experience and expertise required to administer and account for the City's community development program. That experience includes working with sub recipients, residents and service providers, and with HUD's IDIS and accounting systems.

- The City expanded inter-department utilization and leveraging between federal and local resources, especially with the expansion of mental health services with CV funds.
- The City also expanded its technical assistance efforts with sub recipients to better understand CDBG requirements and documentation of expenditures. This has enhanced the capacity of local agencies and afforded better leveraging of resources.
- In response to the health emergency, the city held virtual meetings to receive community input on the 2020-2024 Consolidated Plan. Berwyn also began live-streaming a broad range of committee meetings (e.g. City Council meetings, zoning meetings).
- The Community Development Department participates in Cook County Consortium meetings in partnership with HUD to coordinate with the County and fellow Entitlement members and expand coordination for work with common sub recipients.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During PY 2019, the City developed its 2020-2024 Consolidated Plan as a Cook County HOME Consortium member. The process included ongoing meetings among regional jurisdictions and outreach to social service agencies.

CDD personnel continue to coordinate services to help link senior citizens with other programs, and participation continues in the Alliance to End Homelessness in Suburban Cook County and the Cook County Continuum of Care.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Berwyn has analyzed its non-English speaking population and found that Spanish is the only language with a significant number of speakers. Accordingly, the City of Berwyn makes Spanish-speaking translators available at its meetings.

To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons upon request. It also began holding more virtual meetings during the program year.

Identify actions taken to overcome the effects of any impediments identified in the
Although relatively affordable compared to many other jurisdictions, housing costs continued to rise in recent years. In October 2022, Berwyn home prices were up 8.4% compared to last year, selling for a median price of $290K. As a result, housing affordability and availability have become a greater barrier to fair housing choice in Berwyn. The City is working closely with private lenders, the State, and Cook County to identify resources to maintain accessibility to Berwyn's housing stock for current and prospective residents.

For renters, The FY 2021 Fair Market Rents (FMR) for Chicago-Joliet-Naperville, IL HUD Metro FMR Area Small Area FMRs Cook County Illinois for a studio was $1,059; one-bedroom $1,161; two-bedroom $1,340; three-bedroom $1,697 and four-bedroom $2,018. Rents in the City of Berwyn were slightly lower. The average rent for a studio apartment was $980; one-bedroom $1,070; two-bedroom $1,240; three-bedroom $1,570 and a four-bedroom $1,870. The increased rents of four-bedroom units are significant because Berwyn has many larger units with four bedrooms or more. These larger units are in greater demand, which should drive their cost higher over the short run. At the same time, the lack of new housing development and rental housing opportunities, especially for seniors and young families, continues to place additional pressures on the existing housing inventory. The new small area FMRs, which guide Cook County’s housing choice vouchers, are lower than these FMRs, presenting the possibility that voucher-holders searching for housing in Berwyn will not be accommodated.

Berwyn is continuing its efforts to make its housing more energy-efficient and free of environmental hazards. Making Berwyn’s homes more energy-efficient and free of such hazards as lead-based paint continues to be an essential part of promoting a healthy living environment, which additional funding could provide. The City remains optimistic that the comprehensive planning and grant funding coordinated by CMAP and the West Cook County Housing Collaborative will offer new opportunities to develop transit-oriented affordable housing development in Berwyn.

For the homeless, gaps in the existing homeless delivery system slow efforts to provide permanent supportive housing. While supportive services are available, there is a shortage of caseworkers and a fully implemented, Continuum-wide approach to working with chronic homeless. An additional concern is the number of low-income individuals and children at imminent risk of needing to reside in shelters or become homeless.

The City supports several nonprofit organizations and programs that assist elderly, persons with severe mental illness and disabilities, substance abuse problems, or HIV/AIDS. Organizations currently help approximately 200 of these individuals who are at-risk of becoming homeless or requiring shelter.

The City’s Community Relations Commission will continue as the focal point for those experiencing or reporting discrimination. Counsel and intermediary services will be available from such groups as the John Marshall Fair Housing Legal Support Center, the Heartland Alliance, the Sergeant Shriver Center, the Chicago Community Trust, and the Chicago Coalition for the Homeless.
CR-40 - Monitoring 91.220 and 91.230

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

The City implemented revised policies and procedures for monitoring in PY 2015, with increased emphasis on ensuring sub recipients stay compliant with CDBG and OMB regulations and use awards to meet the objectives described in their applications.

The City advertises Invitations for Bid to market and promote contract and business opportunities for Minority Business Enterprise (MBE) and Women’s Business Enterprise (WBE). The City also requires contractors to solicit MBE and WBE sub contractors.

In PY 2021, the City held a meeting with approved sub recipients to review expectations, reporting requirements, and other issues such as income verification, contracts and discuss specific expectations and compliance issues. The City also had discussions with each individual agency to discuss contract requirements.

Prior to paying sub recipients, CDD staff closely review invoices to ensure proper documentation is submitted and that the contracted services were provided. Following the procedures outlined in its "Monitoring Standards and Procedures" guide, the City conducted one agency phone monitoring and in person monitoring with four sub recipients to review reimbursement submissions, income verification process and other program aspects.

Finally, each sub recipient is required to submit an annual report by which the CDD can evaluate whether the planned objectives were met in a timely and cost-effective manner. The City utilizes the sub recipient contracts and reports to follow HUD reporting requirements and compare actual with proposed accomplishments.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A draft of this report is made available for public review and comment from December 1 through December 19, 2022. The City will hold a public hearing on the CAPER on December 15, 2022, at 10:00
A.M. @ 6700 W 26th Street, Berwyn, Illinois. The complete document is available for review at Berwyn City Hall, Berwyn Public Library, the Community Development Department, and on the City's website.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. Berwyn has analyzed its non-English speaking population and found that Spanish is the only language with a significant number of speakers. Accordingly, the City makes Spanish-speaking translators available at its meetings. To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons, upon request.
CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2021 represents the second year of the City’s updated Consolidated Plan. The plan outlines the City’s strategies for the program years 2020 through 2024. There have not been significant changes in the City’s objectives since the development of the plan.

The Community Development Department developed an Amendment to the Five Year Consolidated Plan ("Substantial Amendment to PY 2015-2019 Consolidated Plan") pursuant to HUD regulations and in accordance with a Citizen Participation Plan that meets HUD’s requirements. On April 24, 2018, City Council approved the Resolution to adopt the Substantial Amendment to the Consolidated Plan Program years 2015-2019.

Due to the COVID-19 pandemic, additional funding of $1,107,768 was made available to the City through the CARES Act in the form of Community Development Block Grant Corona Virus (CDBG-CV) funds. HUD mandated that each proposed project should prevent, prepare for, and respond to COVID-19 and waived the 15% public service cap to meet community need.

Public Services CDBG-CV

Public Services compromise one of the top needs of the hardships that Berwyn residents have experienced due to COVID-19. On June 11, 2020, a notice of funding availability was advertised. The City also notified agencies on the grants mailing of the funding.

Housing Forward was awarded $20,000 of operating support for additional shelter costs associated with response to COVID-19. During PY 2020, zero dollars were expended from this grant for shelter costs.

Housing Forward was also awarded $698,121 to provide short-term emergency rental, mortgage and utility assistance (up to 3 consecutive months or CDBG-CV maximum) for low-income households experiencing loss of income due to COVID-19.

The City cancelled the Shelter, and Mortgage, Rent, and Utility Assistance programs due to inactivity/availability of other resources to fund such programming.

On November 2, 2021 the City of Berwyn notified Housing Forward that both stimulus grants would not be extended and that the funds will be reallocated to other eligible CDBG-CV activities.

The City of Berwyn was awarded $351,851 of additional CARES Act third-round funding. On November 19, 2020 a notice of funding availability was advertised for the third round of funding. Housing Forward submitted an additional request for rental, mortgage and utility assistance, and The Children's Clinic.
submitted a request for PPE funding. A second legal notice of RFP's for CDBG-CV Sub Recipient Grants was published on January 1, 2021, but received no additional applications.

The Community Development Department developed an amendment to add the second allocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus. As a result, this amendment identified programs for the full CDBG-CV allocation of $1,107,768.

The Community Development Department received 37 documented calls for rental, mortgage and utility assistance. 3 could not provide immigration status. 6 would not respond to questions during the intake process. 2 were not behind in their rent. 9 were not behind in their mortgage. 6 had no income reductions. 9 had income reductions for reasons unrelated to COVID 19 (i.e. employment terminated due to license suspension). 1 resident did not follow through with the application process. 1 Berwyn resident was assisted with 3 months of rental assistance totaling $2,295.

The City completed its Mortgage, Rental and Utility Assistance grant and reallocated the balance to eligible CDBG-CV service and public facility projects. See below

On March 10, 2022, The City of Berwyn published the 30 Day Comment Period Legal Notice for the PY 2019 CDBG Amended Action Plan (third amendment) to address the of Community Development Block Grant CARES Act(CDBG-CV) funding balance reallocation to eligible projects. Copies of the Amended Plan, in draft form, were available beginning March 11, 2022 through April 12, 2022 with the final public hearing prior to the City Council Committee of the Whole meeting @ 7:00 p.m.

On April 12, 2022, the Community Development Department presented the Plan for final approval at the City Council meeting to address the reallocation of supplemental Community Development Block Grant (CDBG-CV grants) funding to prevent, prepare for, and respond to coronavirus, per funding through the Coronavirus Aid, Relief and Economic Security Act (CARES Act); CDBG-CV total $1,107,768. Please see below

**Community Development Block Grant CARES-Act (CDBG-CV)**

The City of Berwyn received Community Development Block Grant CARES ACT (CDBG-CV) funding in the amount of $1,107,768. These funds will be used to prevent, prepare for and respond to the coronavirus pandemic in a variety of ways. As of this CAPER, the City of Berwyn allocated the funds as follows:

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Activity</th>
<th>Funded amount</th>
<th>Drawn Amount</th>
<th>Status of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Berwyn</td>
<td>CDBG-CV Administration</td>
<td>$55,388.00</td>
<td>$20,203.58</td>
<td>Active</td>
</tr>
<tr>
<td>Housing Forward</td>
<td>Mortgage, Rental Utility Assistance</td>
<td>$698,121.00</td>
<td>0</td>
<td>Cancelled/funding reprogrammed</td>
</tr>
<tr>
<td>Housing Forward</td>
<td>Shelter Assistance</td>
<td>$20,000</td>
<td>0</td>
<td>Cancelled/funding reprogrammed</td>
</tr>
</tbody>
</table>

CAPER
<table>
<thead>
<tr>
<th>City of Berwyn</th>
<th>Mortgage, Rental Utility Assistance</th>
<th>$334,259.00</th>
<th>$2,295.00</th>
<th>Balance Reprogrammed</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Berwyn Police Department</td>
<td>Mental Health Counselors</td>
<td>$300,000</td>
<td>0</td>
<td>Active</td>
</tr>
<tr>
<td>City of Berwyn Recreation Department</td>
<td>Replace 40+ year old HVAC system in low-mod income area building</td>
<td>$575,085</td>
<td>0</td>
<td>Active</td>
</tr>
<tr>
<td>City of Berwyn Recreation Department</td>
<td>Replace toilets, stall partitions, sinks, hair dryers, exhaust fans, upgrade for ADA accessibility</td>
<td>$175,000</td>
<td>0</td>
<td>Active</td>
</tr>
</tbody>
</table>

MOU agreements between the City of Berwyn, the Police and Recreation Departments were completed and signed on May 4, 2022.

The Police Department anticipates submitting partial invoices for payment in January 2023.

The Recreation Department bathroom project was delayed due to supply chain issues and is on track to be completed in February 2023.

The Recreation Department HVAC replacement equipment was delayed due to supply chain issues. The Community Development Department is working with the Engineer and contractor and is confident the equipment and project will be completed by April/May of 2023.

Accomplishments for these projects will be updated in IDIS and addressed in future CAPER reports.

The City certifies that the City:

- provided certifications of consistency in a fair and impartial manner;
- did not hinder Con Plan implementation by action or willful inaction;
- pursued all resources described in the Consolidated Plan; and
- used all CDBG funds for meeting a national objective. The City spent 100% of its CDBG program funds (not including administrative and loan payments) on activities that met a low- and moderate-income national objective.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

CAPER

OMB Control No: 2506-0117 (exp. 09/30/2021)
[BEDI grantees] Describe accomplishments and program outcomes during the last year.