

Town of



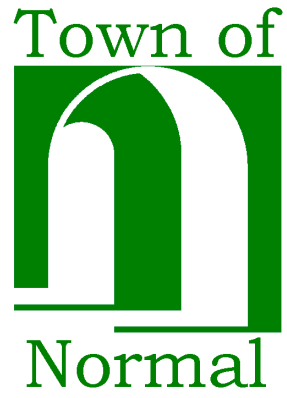
Normal

Community Development Block Grant
(CDBG) Program

2020-2024 Consolidated Plan

(April 1, 2020 through March 31, 2025)

Proposed Amendment



Program Year 2020-2024 Consolidated Plan Amendment

Table of Contents

EXECUTIVE SUMMARY	1
AP-45 Goals Summary - 91.215(a)(4)	
APPENDIX	9
Amendment Overview	
Public Notice	
Outreach Mailing	

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Youth Education Activities	2020	2024	Non-Housing Community Development		Youth Services COVID-19 Prevention, Preparation, and Response	CDBG: \$193,500	Public service activities other than Low/Moderate Income Housing Benefit: 1725 Persons Assisted
2	Homeless Outreach and Prevention	2020	2024	Homeless		Homelessness Outreach and Prevention	CDBG: \$118,500	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Down Payment Assistance	2020	2024	Non-Housing Community Development		Affordable Homeownership	CDBG: \$69,000	Direct Financial Assistance to Homebuyers: 13 Households Assisted
4	Street Improvements	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$204,930	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1630 Persons Assisted
5	Sidewalk & ADA Ramp Improvements	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$928,490	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Consolidated Plan	NORMAL	1
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Acquisition and Clearance Activities for Housing	2020	2024	Affordable Housing		Affordable Housing Preservation	CDBG: \$50,000	Homeowner Housing Added: 2 Household Housing Unit Buildings Demolished: 2 Buildings
7	Acquisition and Clearance Activities for Sidewalks	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$0	
8	Homeowner Housing Rehabilitation	2020	2024	Affordable Housing Non-Housing Community Development		Homeowner Housing Rehabilitation	CDBG: \$325,700	Homeowner Housing Rehabilitated: 27 Household Housing Unit
9	Public Facilities Improvements	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$110,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
10	Anti-Housing Discrimination	2020	2024	Non-Housing Community Development Fair Housing		Housing Discrimination Services	CDBG: \$50,000	Other: 50 Other
11	Job Training and Workforce Development	2020	2024	Non-Housing Community Development		Job Training and Workforce Development		Other: 1 Other

Consolidated Plan	NORMAL	2
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	COVID-19 Prevention, Preparation, and Response	2020	2024	Affordable Housing Non-Housing Community Development		COVID-19 Prevention, Preparation, and Response	CDBG-CV Funding: \$581,426	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
13	Program Administration	2020	2024	Program Administration, Planning, and Fair Housing Activities		Homelessness Outreach and Prevention Youth Services Affordable Homeownership Public Facilities and Improvements Affordable Housing Preservation Housing Discrimination Services Job Training and Workforce Development Homeowner Housing Rehabilitation COVID-19 Prevention, Preparation, and Response	CDBG: \$260,000	

Consolidated Plan	NORMAL	3
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Multi-Family Housing Rehabilitation	2022	2024	Affordable Housing		Affordable Housing Preservation	CDBG: \$130,000	Rental units rehabilitated: 20 Household Housing Unit

Table 1 – Goals Summary

Goal Descriptions

1	Goal Name	Youth Education Activities
1	Goal Description	Provide funding to support the operating costs of the Unity Community Center that provides children and adult learning activities to almost exclusively extremely low- to low-income residents of Normal. Additionally, the Town will provide funding to established education institutions and/or service providers for the creation and distribution of in-home, supplemental educational materials for the enrichment of low- to moderate-income students and households impacted by the COVID-19 pandemic.
2	Goal Name	Homeless Outreach and Prevention
2	Goal Description	Provide funding for support and outreach services through PATH for homeless and/or unsheltered persons and families in Normal. Because it was ranked as a high priority for CDBG spending through the public outreach process, the Town may also partner with a local service provider for the offering of direct renter assistance for low- to moderate-income residents at some point during the 2020-2024 Consolidated Plan as a means of preventing homelessness.

Consolidated Plan	NORMAL	4
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3	Goal Name	Down Payment Assistance
3	Goal Description	Provide funding to the Town of Normal's Down Payment Assistance Program for the offering of financial support to qualifying low- to moderate-income homebuyers. Program Year 2021 Update: Reduction in the expected number of households assisted from 23 to 13 is the result of an increase in maximum funding available per household from \$3,000 to \$5,000. This change was implemented in Program Year 2021.
4	Goal Name	Street Improvements
4	Goal Description	Provide funding for street resurfacing and street improvements to preserve the infrastructure of low- to moderate-income neighborhoods. Program Year 2021 Update: All street projects planned for the 2020-2024 Consolidated Plan period are complete. Reduction in funding and increase in persons served are based on the final numbers for this project. Remaining funds are being reallocated to Public Facilities Improvements (\$20,490).
5	Goal Name	Sidewalk & ADA Ramp Improvements
5	Goal Description	Provide funding for sidewalk and ADA ramp construction to preserve the infrastructure in low- to moderate-income neighborhoods and improve accessibility for all residents of affected areas and Normal. Program Year 2021 Update: Funding reduced to support an increase in Public Facility Improvement activities (\$22,510) and the new Multi-Family Housing Rehabilitation activities (\$100,000). The total funding for this project remains adequate to complete all activities planned through Program Year 2024.
6	Goal Name	Acquisition and Clearance Activities for Housing
6	Goal Description	Provide funding for the acquisition of blighted or abandoned properties for subsequent donation to Habitat for Humanity of McLean County and any associated demolition or clearance costs.

Consolidated Plan	NORMAL	5
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7	Goal Name	Acquisition and Clearance Activities for Sidewalks
7	Goal Description	<p>Provide funding for the acquisition of property to be converted to right of way for the construction of sidewalks and ADA ramps in low- to moderate-income neighborhoods.</p> <p>Program Year 2021 Update: There are no plans for use of the \$30,000 for the original purpose. Funding for this activity is reallocated to Multi-Family Housing Rehabilitation to support activities planned in Program Year 2022. The plan will be amended to reallocate funding to this project should the need arise in the future.</p>
8	Goal Name	Homeowner Housing Rehabilitation
8	Goal Description	<p>Provide funding for the administration of the Town of Normal's Homeowner Emergency Repair and Accessibility Program and material costs associated with partnerships with Habitat for Humanity of McLean County for its A Brush With Kindness Program, and the construction of accessibility ramps for low- to moderate-income homeowners by the local branch of AMBUCS.</p> <p>Program Year 2022 Update: Plan amended to reduce the GOI from 84 Housing Units to 27 Housing Units. Reduction is based on the delayed launch of the broader scope housing rehabilitation program due to COVID-19, increased building material costs, and loss of one of two program partners late in Program Year 2021.</p>
9	Goal Name	Public Facilities Improvements
9	Goal Description	<p>Provide funding for the improvement of public infrastructure or facilities and the expansion of services offered by local public service providers.</p> <p>Program Year 2021 Update: Funding increased to cover expenses incurred for projects outlined in the 2021 Annual Action Plan. Additional funding reallocated from Program Administration (\$17,000), Sidewalks and ADA Ramp Improvements (\$22,510) and Street Improvements (\$20,490). GOI numbers increased to correlate with the increased funding/activities.</p>

Consolidated
Plan

NORMAL

6

10	Goal Name	Anti-Housing Discrimination
10	Goal Description	Provide funding for anti-housing discrimination services for low- to moderate-income residents of Normal through a partnership with Prairie state Legal Services.
11	Goal Name	Job Training and Workforce Development
11	Goal Description	Provide staff support or CDBG funding for at least one job training event or program during the course of the 2020-2024 Consolidated Plan.
12	Goal Name	COVID-19 Prevention, Preparation, and Response
12	Goal Description	As Public Service activities, provide CDBG and CDBG-CV funds to area service providers to respond to the COVID-19 pandemic's effects on the housing, food, and health of income-qualified residents and other CDBG-eligible activities as they arise. The Town anticipates assisting at least 120 households with CDBG-CV funds. Program Year 2021 Update: Number of persons served is increased from 200 to 400. The original number was based on estimated households served not unduplicated individuals.
13	Goal Name	Program Administration
13	Goal Description	The Town of Normal will seek to provide efficient and well-trained administration of the CDBG Program, generally, and of specific CDBG-funded activities and projects.
14	Goal Name	Multi-Family Housing Rehabilitation
14	Goal Description	The Town will preserve its affordable housing stock through rehabilitation of multi-family housing units. For each activity, at least 50% of units assisted will be occupied by or designated for income-qualified households. This is a new goal added to support activities starting in the 2022 Annual Action Plan.

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

Consolidated Plan	NORMAL	7
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The Town of Normal anticipates fostering affordable homeownership through the administration of the Town's Down Payment Assistance Program. Between April 1, 2020, and March 31, 2025, the Town aims to assist at least 23 low- to moderate-income homebuyers in the purchasing of a home in Normal. Additionally, the Town plans to benefit at least two households through the acquisition of blighted properties for subsequent development of affordable housing by Habitat for Humanity of McLean County over the course of the next five years. Finally, the Town of Normal hopes to ensure the safety and high-quality of existing housing units of low- to moderate-income residents through the rehabilitation and improved accessibility of at least 84 owner-occupied households between 2020 and spring of 2025.

In response to the estimated amount of the local population expected to be economically impacted by COVID-19 pandemic, the Town anticipates allocating a sizeable portion of its CDBG-CV funding to public service providers for direct housing assistance to income-qualified residents. Such services, including rent/mortgage and utility payment assistance, will help to ensure that low- to moderate-income families remain in their homes and that they remain affordable despite the loss of income due to the pandemic.

Consolidated Plan	NORMAL	8
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2020-2024 Consolidated Plan Amendment

Appendix

Amendment Overview
Public Notice
Outreach Mailing

2020-2024 Strategic Plan v3 (2021 Amendment)					
Goal	Original GOI	Amended GOI	Original Funding	Amended Funding	Notes
Youth Education Activities	1,725 Persons	1725 Persons	\$ 193,500.00	\$ 193,500.00	No change.
Homeless Outreach and Prevention	100 Persons	100 Persons	\$ 118,500.00	\$ 118,500.00	No change.
Down Payment Assistance	23 Households	13 Households	\$ 69,000.00	\$ 69,000.00	GOI reduced due to increase in maximum household award from \$3,000 to \$5,000. Not all awards will meet the requirements for the maximum.
Street Improvements	700 Persons	1630 Persons	\$ 225,420.00	\$ 204,930.00	All street projects are complete. Funds reallocated to Public Facility Improvements (\$20,490). GOI updated to reflect actual number expected to be served through completed activities.
Sidewalk and ADA Ramp Improvemnets	10,000 Persons	10,000 Persons	\$ 1,051,000.00	\$ 928,490.00	Funds reallocated to Multi-Family Housing Rehabilitation (\$100,000) and Public Facility Improvements (\$22,510).
Acquisition and Clearance for Housing	2 Housing Units	2 Housing Units	\$ 50,000.00	\$ 50,000.00	No change.
Acquisition and Clearance for Sidewalks	1,535 Persons	0	\$ 30,000.00	\$ -	Goal removed from plan. Funds reallocated to Multi-family Housing Rehabilitation (\$30,000).
Homeowner Housing Rehabilitation	84 Housing Units	27 Housing Units	\$ 325,700.00	\$ 325,700.00	COVID-19 caused delay in launch of program resulting in a reduction in the number of households expected to be served throughout the plan period. No change in funding due to increased construction expenses.
Public Facilities Improvements	4,000 Persons		\$ 50,000.00	\$ 110,000.00	Additional funding reallocated from Sidewalk and ADA Ramp Improvements (\$22,510), Program Administration (\$17,000), and Street Improvements (\$20,490).
Anti-Housing Discrimination	50 Persons	50 Persons	\$ 50,000.00	\$ 50,000.00	No change.
Job Training and Workforce Development	1 Other	1 Other	\$ -	\$ -	No change.
COVID-19 Prevention, Preparation, and Res	200 Persons	400 Persons	\$ 581,426.00	\$ 581,426.00	GOI increased to reflect the number of unduplicated individuals served rather than number of households.
Program Administration	NA	NA	\$ 260,000.00	\$ 243,000.00	Funds reallocated to Public Facility Improvements (\$17,000).
Multi-family Housing Rehabilitation	NA	20 Housing Units	NA	\$ 130,000.00	Increased requests for assistance at income-qualified multi-family housing developments. Funding reallocated from Sidewalk and ADA Ramp Improvements (\$100,000) and Acquisition and Clearance of Sidewalks for Sidewalks (\$30,000).
			\$ 3,004,546.00	\$ 3,004,546.00	
Priority Needs	Change				
Affordable Housing Development	Name changed to Affordable Housing Preservation. Description changed to include rehabilitation of existing housing stock.				

**PUBLIC NOTICE
SUBSTANTIAL AMENDMENT
TOWN OF NORMAL
2020-2024 CONSOLIDATED PLAN**

The Town of Normal is providing notice of a change in the use of Community Development Block Grant (CDBG) funds as described in the 2020-2024 Consolidated Plan. The following changes are proposed:

- (1) Down Payment Assistance Goal: Reduction in number goal outcome indicator from 23 to 13 households. Reduction due to increase in maximum award amount per household.
- (2) Sidewalk and ADA Ramp Improvements: \$100,000 reallocated to Multi-Family Rehabilitation and \$22,510 reallocated to Public Facilities and Improvements.
- (3) Acquisition and Clearance for Sidewalks: \$30,000 reallocated to Multi-Family Housing Rehabilitation.
- (4) Homeowner Housing Rehabilitation: Goal outcome indicator reduced from 84 to 27 households due to increased building material costs, loss of a partner program, and delay in housing rehab program start due to COVID-19.
- (5) Public Facilities and Improvements: Funds reallocated from Sidewalk and ADA Ramp Improvements (\$22,510), Program Administration (\$17,000), and Street Improvements (\$20,490).
- (6) Multi-Family Housing Rehabilitation: Funds reallocated from Sidewalk and ADA Ramp Improvements (\$100,000) and Acquisition and Clearance for Sidewalks (\$30,000).

A copy of the 2020-2024 Consolidated Plan with the proposed amendments will be available for public review on the Town's website, www.normal.org, and at the Town Clerk's Office and the Normal Public Library during regular business hours, for a period of 30 days beginning Friday, March 18, 2022. A public hearing will be held to solicit comments on the substantial amendments on March 31, 2022 at 5:30 pm at the Normal Public Library in the main floor Café area.

Participation of all residents, including but not limited to non-English speaking and physically-, visually-, and hearing-impaired individuals, is strongly encouraged. Individuals with impairments are asked to provide a minimum of 5-days' notice prior to the public hearing date so that appropriate accommodations can be made. For such accommodations, please contact ADA Coordinator Greg Troemel at gtroemel@normal.org or (309) 454-9580.

Written public comments on the substantial amendments will be accepted through April 11, 2022 at 5:00 pm. Written comments should be submitted to the Town Clerk's Office on the 2nd floor of Uptown Station (11 Uptown Circle, Normal IL 61761) or by mail to: Jennifer Toney, Community Development Specialist, Town of Normal, 11 Uptown Circle, Normal IL 61761. Ms. Toney can also be reached at jtoney@normal.org or 309-454-9766.

<u>Organization</u>	<u>Street Address</u>	<u>City, State, Zip</u>	<u>Salutation</u>	<u>Contact First Name</u>	<u>Contact Last Name</u>	<u>Title</u>
100 Black Men of Central Illinois	PO Box 5170	Bloomington, IL 61702-5170	Mr.	Dale	Avery	Chapter President
AMBUCS Cornbelt Chapter	PO Box 0981	Bloomington, IL 61702-0981	Mr.	William	Hamann	Chapter President
Big Brothers Big Sisters of Central Illinois	310 W. William St.	Decatur, IL 62522				
Bloomington Area Career Center	PO Box 5187	Bloomington, IL 61702-5187	Mr.	Tom	Frazier	Director
Bloomington Housing Authority	104 E. Wood St.	Bloomington, IL 61701	Mr.	Jeremy	Hayes	Executive Director
Carle Bromenn Medical Center	1304 Franklin Ave.	Normal, IL 61761	Ms.	Sally	Gambacorta	Community Health Director
Center for Youth and Family Solutions	603 N. Center St.	Bloomington, IL 61701	Mr.	Tim	Glancy	Office Coordinator
Chestnut Health Systems	1003 Martin Luther King Dr.	Bloomington, IL 61701	Ms.	Joan	Hartman	Vice President of Strategy and Innovation
Children's Home and Aid	403 S. State St.	Bloomington, IL 61701	Ms.	Tiffany	Powell	Family Support Services Program Manager
Community Health Care Clinic	902 Franklin Ave.	Normal, IL 61761	Mr.	Mike	Romagnali	Executive Director
Connect Transit	351 Wylie Dr.	Normal, IL 61761	Mr.	Andrew	Johnson	General Manager
Department of Human Services McLean County	501 W. Washinton St.	Bloomington, IL 61701	Ms.	Michelle	Sanders	Office Administrator
Division of Rehabilitation Services	207 S. Prospect	Bloomington, IL 61704				
East Central Illinois Area Agency on Aging	1003 Maple Hill Rd.	Bloomington, IL 61705-9327	Ms.	Susan	Real	Executive Director
Experience Works	320 W. Madison St.	Pontiac, IL 61764	Ms.	Beth	Murphy	Employment and Training Coordinator
Faith in Action Bloomington-Normal	600 E. Willow St., Suite 201	Normal, IL 61761	Ms.	Doretta	Herr	Executive Director
Family Community Resource Center	509 W. Washington St.	Bloomington, IL 61701				
Habitat for Humanity of McLean County	103 W. Jefferson St.	Bloomington, IL 61701	Mr.	Roger	Scott	Executive Director
Heartland Head Start	206 Stillwell St.	Bloomington, IL 61701	Ms.	Kalessa	Edgeron	Executive Director
Home Sweet Homes Ministries	303 E. Oakland Ave.	Bloomington, IL 61701	Mr.	Matt	Burgess	CEO
Homes of Hope, Inc.	705 E. Lincoln St. Suite 313	Normal, IL 61761	Ms.	Maureen	Wyhs	Executive Director
Human Service Council	104 E. Wood St.	Bloomington, IL 61701	Ms.	Gaby	Bontea	President
INtegRity Counseling, Inc.	502 S. Morris Ave, Suite B	Bloomington, IL 61701	Ms.	Luella	Mahannah	Counseling Director
LIFECIL	2201 Eastland Dr, Suite 1	Bloomington, IL 61701	Ms.	Rickielee	Benecke	Executive Director
Marcfirst	1606 Hunt Dr.	Normal, IL 61761	Mr.	Brian	Wipperman	CEO
McLean County Center for Human Services	108 W. Market St.	Bloomington, IL 61701	Mr.	Tom	Barr	Executive Director
McLean County Local Interagency Council	200 W. Front St.	Bloomington, IL 61701	Ms.	Maureen	Sollars	Facilitator
McLean County Health Department	200 W. Front St.	Bloomington, IL 61701	Ms.	Jessica	McKnight	Administrator
McLean County Unit 5	1809 W. Hovey	Normal, IL 61761	Ms.	Kristen	Weikle	Superintendent
McLean County Urban League	510 E. Washington St.	Bloomington, IL 61701	Ms.	Laraine	Bryson	President
Mid Central Community Action	1301 W. Washington	Bloomington, IL 61701	Ms.	Tami	Foley	Executive Director
Multi-Cultural Leadership Program	1309 Park St.	Bloomington IL 61701	Ms.	Cecilia	Ruffin	Executive Director
NAACP	PO Box 925	Normal, IL 61761	Mr.	Quincy	Cummings	President
NAMI McLean County	PO Box 5323	Bloomington, IL 61702-5323	Ms.	Elizabeth	Hall	President
Normal Township	304 E. Mulberry	Normal, IL 61761	Ms.	Sarah	Grammer	Township Supervisor
OSF St. Joseph Medical Center	2200 E. Washington	Bloomington, IL 61701	Ms.	Erin	Kennedy	Center for Healthy Lifestyles Manager
PATH	201 E. Grove	Bloomington, IL 61701	Mr.	Christopher	Workman	Executive Director
Peace Meals	2200 E. Washington	Bloomington, IL 61701	Ms.	Erin	Kennedy	Center for Healthy Lifestyles Manager
Prairie State Legal Services	201 W. Olive St.	Bloomington, IL 61701	Mr.	Adrian	Barr	Managing Attorney
Project Oz	1105 W. Front St.	Bloomington, IL 61701	Ms.	Lisa	Thompson	Executive Director
Promise Council	1701 E. Empire St., Suite 360	Bloomington, IL 61704	Ms.	Linda	Bowman	President
Recycling Furniture for Families	515 N. Center St.	Bloomington, IL 61701	Mr.	Frank	Downes	Executive Director
Regional Office of Education	200 W. Front St.	Bloomington, IL 61701	Mr.	Mark	Jontry	Superintendent
Salvation Army	611 W. Washington St.	Bloomington, IL 61701	Ms.	JoAnna	Callahan	Social Service Director
St. Vincent DePaul Society	711 N. Main St.	Bloomington, IL 61701	Ms.	Gayle	Eyre	President
Tazwood Community Services	808 S. Eldorado Rd	Bloomington IL 61704	Ms.	Tammy	Park	Office Manager
The Baby Fold	612 Ogelsby Ave.	Normal, IL 61761	Mr.	Tony	Wilson	Director of Family and Community Services
The Immigration Project	PO Box 1503	Bloomington, IL 61702-1503	Ms.	Sarah	Mellor	Executive Director
United Way of McLean County	201 E. Grove St.	Bloomington, IL 61701	Mr.	David	Taylor	President and CEO
Unity Community Center	623 Orlando Ave.	Normal, IL 61761	Ms.	Bobbie Jo	Lewis-Sibley	Unit Director
Veterans Assistance Commission-McLean County	200 W. Front St., Suite 400D	Bloomington, IL 6101	Mr.	Jerry	Vogler	Superintendent
Western Avenue Community Center	600 N. Western Ave.	Bloomington, IL 61701	Ms.	Mary	Tackett	Executive Director
YouthBuild McLean County	360 Wylie Dr. #305	Normal, IL 61761	Ms.	Tracey	Polson	Executive Director
YWCA Labyrinth	616 W. Monroe St.	Bloomington, IL 61701	Ms.	Kara	Alt	Program Director
YWCA McLean County	1201 N. Hershey Rd	Bloomington, IL 61701	Ms.	Liz	German	President and CEO



March 15, 2022

«Contact_First_Name» «Contact_Last_Name»
«Organization»
«Street_Address»
«City_State_Zip»

Dear «Salutation» «Contact_Last_Name»:

The Town of Normal is providing notification of two documents related to the Community Development Block Grant (CDBG) program. The first is a proposed amendment to the goals of its 2020-2024 Consolidated Plan. The second is the proposed 2022 Annual Action Plan.

The Town invites you to review these documents and provide comment during the 30-day public comment period beginning Friday, March 18, 2022. The documents are available on the Town's website, and at the Normal Public Library (206 W. College Ave) and Town Clerk's Office (11 Uptown Circle – 2nd Floor). A public hearing will be held on March 31st at 5:30 pm in the Café at the Normal Public Library. All comments received will be considered prior to final approval.

To help us reach those who will be served through the CDBG program, please post the attached notices in a location visible to your staff and clients. If you have questions, please contact me at jtoney@normal.org or 309-454-9766.

Sincerely,

Jennifer Toney
Community Development Specialist

“Committed to Service Excellence”

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www.normal.org