



CITY OF DEKALB, ILLINOIS
COMMUNITY DEVELOPMENT BLOCK GRANT
ANNUAL ACTION PLAN: 2018 PROGRAM YEAR 25
CONSOLIDATED PLAN: 2015-2019
YEAR 4



City of DeKalb City Council

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PREPARED BY
City of DeKalb – Community Development Department
(815) 748-2060

PRINCIPAL AUTHOR
Joanne Rouse – Community Services Assistant

Executive Summary

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

1. Introduction

The City of DeKalb is a small entitlement community that receives an annual allocation of Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD). DeKalb is located approximately 65 miles west of Chicago and is a unique mix of small town rural living combined with the more modern demands of a university town. DeKalb is home to Northern Illinois University (NIU), a large public institution, which brings a unique set of advantages and challenges to the local community and impacts the local population in terms of median age and income.

DeKalb has a mix of housing stock. The 2010 U.S. Census reported 17,761 housing units within the City, 43.2% of which are owner-occupied and 56.8% of which are rental. Of the total households in the community, 48.8% are occupied by families and 51.2% are occupied by non-family households. Housing within the City is in good to average condition. Some neighborhoods, which were harder hit by the 2008 recession, are experiencing an increasing number of code violations. Single family homes within the City vary between ones built in the mid 1800's and early 1900's when the town was being established, those constructed in the post-war boom in the 1950's and 1960's and those constructed in the housing bubble prior to the 2008 recession. Since the recession, new housing development within the City has stalled and housing values, although on the rise, have not recovered at the same rate as other markets in the nation. The presence of the university impacts housing costs for both rental and owner-occupied units, which are in a moderate to high-income price range.

Of the multi-family units within the City, many are dedicated to student housing. These units are located near the university and receive regular, routine maintenance due to tenant turnover at the end of every school year. The City is also home to several project-based Section 8, low income tax credit, and public housing properties. Recent declines in enrollment at NIU have resulted in increasing vacancies in rental housing that was once considered student housing. With a high percentage of poverty within the City (34.4% of the population is below the poverty line according to 2016 data) and a limited number of subsidized units, more families are renting apartments in areas that were once considered student housing. These units are concentrated in one area of the City, resulting in a high concentration of low-income individuals and families in one neighborhood. Although there is increased availability of rental units with a higher number of bedrooms per unit, rents for the larger units can be beyond what is affordable for low income families.

In writing this Annual Action Plan, the priority needs identified for the 2015-2019 Consolidated Plan were reviewed with key social service providers, networking groups and local collaborations within the community. City staff participated in several community meetings and published the proposed Action Plan on the City's website for public comment. A Public Hearing was held on April 23, 2018. The following contacts were made to solicit input for the Plan:

- DeKalb County Mental Health Board
- DeKalb County Community Action Department
- Youth Service Bureau - counseling and advocacy services for at-risk youth
- Hope Haven - homeless shelter
- Safe Passage - domestic violence shelter
- Elder Care Services - services for the elderly
- Community Coordinated Childcare - childcare subsidies and education for parents and childcare providers
- Voluntary Action Center - transportation provider
- The Housing Authority of the County of DeKalb

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of DeKalb Program Year 2018 Annual Action Plan includes four projects:

- Administration/Planning - overall program management and oversight for program compliance
- Owner-Occupied Residential Rehabilitation - a forgivable grant program to assist low/moderate income property owners with basic home repairs. Funding is also used to increase accessibility in both rental and owner-occupied housing
- Public Facilities - infrastructure improvements in neighborhoods where more than 51% of the household are low/moderate income
- Public Services - grants to local social service agencies to provide services such as emergency shelter, transitional housing with supportive services and permanent supportive housing to homeless adults, families with children and victims of domestic violence, and supportive services to special populations including the elderly, people of low income and people with disabilities.

These programs were selected based on community needs and priorities identified in the Five Year Consolidated Plan. With a small annual allocation and limited program staff, the City has elected to continue to support the programs and services that address the quality of owner-occupied housing, improved infrastructure in low/moderate income neighborhoods and supportive services for special needs populations.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The goals and objectives for Year 3 of the 2015-2019 Consolidated Plan recognize four strategic areas that correspond to HUD priority needs categories. Numerous projects were funded. Due to continued low staffing for the program, the number of outcomes achieved is less than anticipated. With increased staffing in the coming year, it is expected that outcomes will increase.

During the past year, expenditures were made for the following programs:

- Owner-Occupied Residential Rehabilitation for low/moderate income families - a goal of twenty rehabilitation projects was set. There were twenty-two new requests for assistance and six were carried over from the prior year: four are complete, four are in progress, four applications are pending, one application withdrew, and six were ineligible due to household income level, location of the property, or types of repairs the program does not provide. Six applicants did not follow through with required documentation. Three requests were for assistance the program does not provide, but the projects were completed using other resources. Sixteen requests for assistance were for services not related to the CDBG Program. These individuals were provided with referrals to other agencies, follow up on progress and assistance from resources outside of the program. Two rehabilitation projects were completed using TIF funds, and one additional TIF project is progress.
- Public Services - Funding was provided to five agencies to support programs and services designed to assist the homeless, victims of domestic violence/rape, the elderly, people of low income and people with disabilities. All agencies submit quarterly reports that document their progress and compliance with their funding agreements.
- Long range planning to assist the homeless - The City continues to participate in the local Continuum of Care and works closely with the local Housing Authority. Hope Haven (the local homeless shelter) and Safe Passage (the local domestic violence shelter) are funded through the CDBG Program and City of DeKalb Human Services funding. Both agencies provide emergency shelter. Hope Haven has a permanent supportive living component for those individuals who have been unsuccessful in traditional housing, and Safe Passage provides transitional housing with supports to assist victims of domestic violence in attaining financial stability and independence.

- **Public Facilities** - The City invests funds in infrastructure improvements in low/moderate income neighborhoods. In 2017, \$200,000 was allocated to street improvements. This money will be carried over into 2018, when an additional \$200,000 will be allocated to complete the resurfacing of Harvey, Tyler and Charter Streets from 4th Street to 7th Street. Additional funds for the project will be contributed by the Motor Fuel Tax fund. In Program Year 2017, the City completed the South 6th Street water line replacement project that was scheduled for Program Year 2016. The sidewalks portion of this project is being carried over into Program Year 2018, as it was too late in the construction year to complete this portion of the project with the water line.

Measurable progress was made on all 4 objectives.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation is an essential component for the creation of the Annual Action Plan. The City contacted local social services providers and distributed copies of the plan to public outlets to solicit citizen input. The proposed plan was posted on the City website and a Public Hearing was held on April 23, 2018 following a 30-day public comment period. A press release was sent to local media outlets to advise the public of the public comment period and Public Hearing. The City of DeKalb actively solicits citizen input and appreciates its contribution to the planning process.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of DeKalb received the following comments during the public comment period:

INSERT COMMENTS

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

Not applicable. All comments received regarding the Annual Action Plan were reviewed and accepted as part of the public participation process. No comments were disallowed.

7. Summary

The City of DeKalb is a unique community. Once a small rural town, the presence of a large university has changed the overall community bringing many advantages and a number of challenges. The current median age in the city is 24.2 years due to the high student population. Many students are low income

and are concentrated in the neighborhoods nearest to the university. Enrollment at NIU has decreased. This has resulted in an increase in the number of available rental units close to the college. Former student housing is now being rented by families who are seeking rental opportunities. Many of the people renting these apartments are low income. This is resulting in a concentration of low income individuals in the northwest corridor of the City. In addition, the combined populations of students and families are not always a good mix due to differing priorities and lifestyles. The City is aware of these challenges and is working with local housing providers and community members to address this population shift.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	DEKALB	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of DeKalb is the lead agency responsible for overseeing all aspects of the development of the Consolidated Plan and the Annual Action Plan. The Community Development Department is responsible for administering the programs described in both. All CDBG programs are coordinated by the City and carried out by City staff, through City staff and contractors, or through subrecipients that are monitored by the City for compliance with CDBG regulations.

Consolidated Plan Public Contact Information

For information or questions regarding the Community Development Block Grant, the City of DeKalb 2015 - 2019 Consolidated Plan or the 2018 Annual Action Plan, please contact Jo Ellen Charlton, Community Development Director, 200 South Fourth Street, DeKalb, IL 60115, 815-748-2371.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Citizen participation is an essential element in the development of the CDBG Consolidated Plan and the Annual Action Plan. City staff provides a variety of opportunities for public involvement and consults with numerous local agencies that provide housing and supportive services to low/moderate income residents. City staff also does outreach to local networking and collaboration groups along with contacting directors and administrators of various human service agencies who work with the targeted populations. Quarterly reports from agencies funded through CDBG Public Services are regularly reviewed to determine the income, race/ethnicity, age, and special needs of the residents who receive services. This information is used to determine needs, gaps in services and strategies to address identified issues.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of DeKalb works closely with the local Housing Authority, the Continuum of Care and the Public Services funding subrecipients to provide efficient, coordinated services to the community. City staff participates in local networking groups for service providers and serves on social service agency boards to help identify needs and ensure coordination of services without duplication. The 2025 Strategic Plan for the City of DeKalb identifies collaboration as a key core value for the City. City staff collaborates with local agencies to benefit from their knowledge, experience and understanding of the needs of the community, and to identify the best way to invest resources for the benefit of residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of DeKalb is an active member of the Continuum of Care and attends all meetings to participate in the process of planning services for the homeless. The City consulted with the Housing Authority of the County of DeKalb and Hope Haven, the lead agencies in the local Continuum of Care, to identify the needs of homeless individuals and families on a local level. Homeless services are coordinated through the Continuum to address the needs of chronically homeless individuals and families, families with children, veterans and unaccompanied youth.

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

The Housing Authority of the County of DeKalb and Hope Haven homeless shelter administer the local Emergency Shelter Grant through the Continuum of Care. Consultation regarding the use of these funds is discussed at Continuum of Care meetings. Staff from the City are members of the group and participate in regular Continuum of Care meetings.

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF THE COUNTY OF DEKALB
	Agency/Group/Organization Type	Housing PHA Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Service - Fair Housing Other government - Federal Other government - State Other government - County Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Nutritional Services

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of DeKalb maintains a cooperative and collaborative relationship with the local Housing Authority. The Housing Authority is the lead agency for the Continuum of Care and coordinates services for the chronically homeless, homeless individuals and families, families with children, and veterans. The Executive Director was consulted to discuss community needs and to identify gaps in services. One identified area of need is some sort of emergency housing for individuals/families with immediate need due to eviction, fire, etc. when the homeless shelter is not a viable option. The concept requires further definition to determine what exactly is needed, how it should be structured, and what such a program would look like. A second issue is a lack of accessible housing. The Housing Authority has a big demand for units with roll-in showers and wider doors. These units are limited and when individuals obtain one, they do not move out. The wait list for accessible units is high for both individual and family housing. A third issue is the lack of landlords willing to accept the Housing Choice Voucher. The City is in need of good properties that will accept the voucher to provide subsidized housing for City residents in need of assistance. The fourth issue identified is the need for funding to prevent homelessness. The City does not have many resources that can assist with paying rent and/or utilities to avoid eviction and homelessness. The anticipated outcome of the consultation is for the City to work with the Housing Authority to create a joint Assessment of Fair Housing and an analysis of impediments that seeks ways to address current needs and foster the creation of affordable housing which will meet the needs of the community.</p>
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2	Agency/Group/Organization	HOPE HAVEN OF DEKALB COUNTY, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Homeless Services - Health Services - Education Services - Employment Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of DeKalb consulted with both the staff of Hope Haven and also with residents of the shelter to discuss the role of the homeless shelter, its services and any unmet needs or gaps in services. The main gap in local services for the homeless is programs for unaccompanied youth. Hope Haven can only accept residents who are 18 years of age or older unless they are part of a family. Homeless individuals who are younger than 18 are sent to other communities for shelter services. This population has a different set of needs than adult shelter residents and being relocated 25 to 30 miles from the community interferes with school, social and family relationships. Although demand for this service has not been overwhelming at this point, Hope Haven sees a future need for emergency shelter services targeted to youth with supportive housing and services. Hope Haven reports that the adult homeless population is being well served, with the recent point in time count revealing only 3 unsheltered individuals in the area. Of that number, one has already come into the shelter for services. The remaining two are a couple who refuse assistance because they do not trust anyone to care for their pets if they were to come to the shelter. In speaking with shelter residents, both reported the shelter is meeting their needs. The biggest issues they encounter are locating housing that will accept the Housing Choice Voucher, locating living-wage jobs and transportation that meets their needs for frequency of service and areas served. One resident stated she would prefer that families with small children be separated from individuals with other issues in the general shelter population. This individual voiced wanting to live in an area other than the northwest corridor of the City, but she has been refused by four landlords thus far in her search for housing in other neighborhoods. The anticipated outcome for the consultation is for the City to become aware of the issues faced by the homeless in order to better target resources to address the service gaps that impact these individuals and families from obtaining safe housing and establishing stability. The City of DeKalb supports Hope Haven with CDBG Public Services funding and City of DeKalb Human Services Funding.</p>
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3	Agency/Group/Organization	DEKALB COUNTY COMMUNITY SERVICES
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Service - Fair Housing Services - Victims Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>DeKalb County Community Services, now known as DeKalb County Community Action, was consulted to identify what is successful and where there are unmet needs with the population the agency serves. Consultation took place with the Executive Director. She reported there is a portion of the low income population within the City that is not engaged. These individuals do not want help but want to be saved. Community Action's services are based on facilitating the goals of each individual to foster increased independence and greater financial stability. Participants must actively work on their goals with staff support. The Executive Director shared three strengths of the agency, the first of which is the staff. Staff at Community Action are non-judgmental and meet people "where they are at" to assist them in identifying their goals. Services are consumer driven and participants work on the goals they set for themselves, not something that is decided for them by a "professional". The second strength is the great resources that are available in the community. Although there is not always sufficient capacity to handle all referrals, there are abundant resources within the community to collaborate and partner with to achieve participant success. The third strength is the program focus. Staff is encouraged to stick with their participant until that person feels they have met their goals. Staff follows through with each person to ensure the participant is getting what is needed to support their success. The focus of the program is on successful outcomes achieved, not number of people served. The challenges of the program are: it is a small grant that cannot afford additional staff so staff numbers are low; there is difficulty finding talented staff at the salary the agency can offer; there is a need for better communication within the community between agencies and services. It would be beneficial to have a One-Stop System of Care that centralizes intake and could make seamless referrals to other agencies without the participant needing to apply individually for each agency and tell their story every place they go. The anticipated outcome of the consultation is to better target resources to address service gaps within the community. The City of DeKalb coordinates services with DeKalb County Community Action by making and receiving referrals for program services. Staff share information and resources. City staff serve on the Community Services Block Grant Administrative Board.</p>
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4	Agency/Group/Organization	DEKALB COUNTY YOUTH SERVICES BUREAU
	Agency/Group/Organization Type	Services - Children Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Services - Victims Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>City staff consulted with the Executive Director of Youth Service Bureau (YSB) to identify gaps in services and unmet needs. YSB works with at-risk youth age 8 to 18 and is the local agency that deals with homeless youth, lock-outs and runaways. They also provide counseling and early intervention services to youth referred by the court, in the local schools, and to self-referrals. In terms of homeless youth, the current issue is the lack of temporary foster homes for the emergency placement of homeless youth, youth who are locked out, and runaways who are in need of shelter. If the youth cannot be placed with other family members or friends, they are transferred to a shelter outside of the community. The other issues related to youth are bringing drugs to school and cyber bullying. The greatest need for the agency is acquiring accomplished adult volunteers who are willing to mentor youth and function as healthy role models. The agency utilizes a large number of interns and volunteers from Northern Illinois University, from both the graduate and undergraduate programs. The anticipated outcome of the consultation was to obtain information on the needs of agency clientele to better target service gaps within the community and to obtain information on the status and resources for homeless youth within the community.</p>

5	Agency/Group/Organization	DEKALB COUNTY COMMUNITY MENTAL HEALTH BOARD
	Agency/Group/Organization Type	Services - Health Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Mental Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>City staff consulted with the Executive Director of the Community Mental Health Board to identify issues related to mental health that are present in the community. Although there is a perception that there is a lack of mental health services in the community, the issue is actually a lack of providers who will accept Medicaid and work with low income clientele. DeKalb has a community mental health center, but requests for service exceed the capacity of the agency and there are few other options for services. There are few psychiatrists in DeKalb, and it is difficult to recruit doctors to come to this community when they could go to a nearby suburb and open a more profitable practice in a higher population area with more resources. In addition, there is a lack of a continuum of substance abuse treatment services. The current options do not have sufficient capacity. The current positives are that there is a second agency that will be approved in the near future to provide mental health services that can be billed to Medicaid. The DeKalb Police Department also recently received a grant to look at options for supportive ways to assist individuals with mental illness who come into contact with the Police Department. The plan is to create a 24-hour Triage Center where people could access a peer to talk to, take a shower, and obtain food without using the resource of the local emergency room, which is not the best option for this population. The anticipated outcome of the consultation is to better target resources to address services gaps within the community.</p>

6	Agency/Group/Organization	COMMUNITY COORDINATED CHILD CARE (4-C)
	Agency/Group/Organization Type	Services - Children Services - Health Services - Education Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Childcare and services for at-risk children

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<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff consulted with the Executive Director of Community Coordinated Child Care (4-C) to identify issues related to families of low income who use 4-C's services. The Executive Director reported that many things are working well - there are numerous social service agencies present in the community that accept referrals and provide services to families of low income. The disconnect is that there is not a good catalyst to move families out of poverty. In the past, DeKalb had a higher level of economic stability with more local employers and businesses where people could find jobs. There is also a division within the community between those who accept that people have moved to DeKalb for better opportunities versus those who think people came to DeKalb from other communities to take advantage. Other issues include transportation, which is still a big barrier for residents of low income, and food insecurity. Among the low income population, food issues revolve around having enough food and having healthy food to feed the family. The Executive Director stated people in poverty need to understand what is available in the community and how to access it. Agencies need to find a way to map out an upward trajectory for families while addressing the issue of how to teach people to value things that they have no experience with or way to relate to. Agencies need a plan and method for engaging the poverty population and working with families who are without expectations for personal growth or education for themselves or their children. Positives include an abundance of in-home child care providers, license exempt settings, and child care centers that are all good options and have openings for families who need child care services. There are choices for low income families, including bilingual services. The anticipated outcome of the consultation was to obtain information on the needs of agency clientele to better target service gaps within the community and to obtain information on the status and resources for low income families within the City.</p>
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7	Agency/Group/Organization	ELDER CARE SERVICES
	Agency/Group/Organization Type	Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Services - Health Services - Employment Service - Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

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<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff consulted with the Executive Director to identify issues related to the elderly and people with disabilities who use Elder Care Services. The most pressing issue at the current time is trying to maintain home and community based services that allow the elderly and people with disabilities to remain living in community, as opposed to being placed in a nursing home. Tight budgets on the state and federal level propose serious cuts that could endanger these programs and limit access to services. A second issue is the upcoming conversion of a portion of the agency's clients to managed care. Although effective as a medical model, managed care for community services is not as effective when it is administered over the phone from a person in a different part of the state. The Director shared concerns that people may not get the services they need and could end up in the hospital, or a nursing home, both of which are far more expensive than home-based services. A third issue is coordinating aftercare following hospital discharge. Since a recent buy-out of the local hospital, there is less coordination and collaboration on post-discharge services. Elder Care Services is working to build a more collaborative relationship with the new administration to facilitate increased choices for post-discharge services. Agency positives include community support for the Choices for Care Program, which helps keep people in the community with interim services, education, and follow-up on progress, and rejuvenation of the agency's Board of Directors, which is bringing a fresh perspective and new ideas to the agency. The anticipated outcome of the consultation was to obtain information on the needs of the elderly and people with disabilities to identify gaps in services and better target resources to meet the identified needs.</p>
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8	Agency/Group/Organization	SAFE PASSAGE
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Health Services - Education Services - Employment Service - Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Victims of domestic violence and sexual assault

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consultation was held with the Executive Director of Safe Passage to identify issues encountered and gaps in services. The victims of domestic violence represent a range of the population - one in every four to five women and one in ten men are victims. Victims of domestic violence also have a wide range of needs. In the local shelter, most are there due to poverty and a lack of other supports. Additional issues include mental illness and substance abuse. Although the community has resources, they are not always sufficient to address client needs in a timely manner. Housing is also an issue. Many clients have past histories of eviction or criminal charges that make it difficult to locate affordable housing. Safe Passage can provide both emergency shelter and transitional housing, but capacity is limited. In addition to providing emergency shelter and transitional housing, Safe Passage provides a range of non-residential services including counseling, legal advocacy, assistance with Orders of Protection, plus skills training in budgeting, job searching, resume writing and interviewing. The shelter assists participants to obtain a GED and/or with certification programs for employment in partnership with Kishwaukee Community College. The most critical needs for Safe Passage are more shelter beds and additional housing. The anticipated outcome of the consultations is to better understand the services of the agency in order to better target resource to address unmet needs. Safe Passage currently receives funding from both CDBG Public Services funding and City of DeKalb Human Services Funding.</p>
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9	Agency/Group/Organization	VOLUNTARY ACTION CENTER (VAC)
	Agency/Group/Organization Type	Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Transportation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Transportation and Nutrition Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Voluntary Action Center (VAC) was consulted via a meeting with the Executive Director to discuss their services and identify unmet needs. VAC is currently undergoing a transition to consolidate its services with the Huskie Bus Line of Northern Illinois University in order to provide a better coordinated and more comprehensive transportation system within the community. The biggest challenges are financial. Transportation services are required to obtain local match funding in order to utilize state funding. Any expansion of service requires additional local investment. Budgets are tight and additional funds are difficult to obtain. The other issue relates to cash flow. The State of Illinois is not always timely in making payments due to budgetary issues. Long delays in receiving payments negatively impact the agency. Despite these challenges, VAC provides a robust transportation system for a small City and the consolidation with the college bus service will enhance transportation options for both City residents and college students at NIU. The anticipated outcome of the consultation was to identify service gaps in order to better target resources. VAC receives funding from both CDBG Public Services funding and the City's Human Services Funding.</p>

10	Agency/Group/Organization	NETWORKING FOR FAMILIES
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Resource sharing and collaboration
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was held with the attendees of the February Networking For Families meeting. Networking for Families is a collaboration of local agencies who meet each month to share information and resources that will enhance the quality of living for individuals and families in the community. A draft copy of the CDBG Annual Action Plan for 2018 was shared with the group, along with an explanation of the proposed projects for the coming year. Attendees were given information on where to obtain additional copies of the plan and were strongly encouraged to provide feedback either in writing or by attending the Public Hearing. The anticipated outcome of the consultation was to share information with additional community partners in order to increase the level of community input into the plan.

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

The City of DeKalb contacted numerous community agencies regarding the proposed Annual Action Plan to obtain input. No agency types were intentionally excluded. All agencies were strongly encouraged to comprehensively review the plan and provide feedback.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Authority of the County of DeKalb	City staff are members of the Continuum of Care to ensure that the goals of the City's Consolidated Plan coordinate with and compliment the work of the Continuum. The City provides financial support to members of the Continuum through CDBG Public Services and City of DeKalb Human Services Funding to support efforts in meeting the needs of homeless individuals and families, families with children, the chronically homeless, veterans and unaccompanied youth.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of DeKalb has a strong belief that listening to community needs and working closely with community partners results in the most impactful programs and services. Public outreach continued during the entire 30-day comment period and all comments received were reviewed for incorporation into the final Annual Action Plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation is an essential element in the CDBG planning process. To facilitate public comment, the City published a public notice advising residents that the public comment period for the 2018 CDBG Action Plan was open from March 24, 2018 through April 23, 2018, with a Public Hearing to be held at the regular meeting of City Council on April 23, 2018. The City issued a press release on March 24, 2018, posted the proposed Action Plan on the City website and made hard copies of the draft available at City Hall and the DeKalb Public Library. Citizens and agencies were encouraged to submit written comments or to attend the Public Hearing to voice their feedback on the plan. The City requested public feedback as a mechanism to improve the plan and incorporate the needs identified by the community. All comments received were reviewed for potential impact on the plan. All comments received were accepted.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	The City of DeKalb posted a draft of the 2018 Annual Action Plan on the City website and requested feedback. The public was notified of the website posting via Facebook, Twitter, in the newspaper as a press release, and as part of the Public Notice. All postings requested feedback and provided information on how to do so during the public comment period.			www.cityofdekalb.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	<p>A Notice of Pubic Hearing was sent to the local newspaper for publication on March 23, 2018 to notify residents of the City that public comments were being solicited and accepted related to the 2018 CDBG Annual Action Plan. The public comment period was open from March 24, 2018 through April 23, 2018. The Public Notice described the various locations where a draft of the Annual Action Plan was available for review. The draft plan was posted on the City website and was distributed in hard copy to the DeKalb Public Library and DeKalb City Hall.</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	A press release was sent to all local newspapers and publications advising the community of the public comment period and public hearing for the CDBG 2018 Annual Action Plan, along with instructions on how to access the documents on the City website and how to submit comments.			
4	Public Hearing	Non-targeted/broad community	A public hearing was scheduled as part of the regular meeting of City Council on April 23, 2018. The public was invited to attend to make comments via Public Notice and a general press release.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Local radio and TV stations	Non-targeted/broad community	A press release was sent to local radio and TV stations to share information on how to access the CDBG 2018 Annual Action Plan, the public comment period, and how to make comments and provide feedback on the plan.			

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

The City of DeKalb will receive **\$400,000** in CDBG funding for Program Year 2018. This figure does not include carry-over funds from Program Year 2016 and 2017. In addition, the City will leverage CDBG funds with contributions from the General Revenue Fund, TIF Funds, and Motor Fuel Tax Funds to accomplish the goals of this plan.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0	569,329	969,329	400,000	The City of DeKalb will carry over a large portion of the 2017 allocation for a major road resurfacing project that has been funded over 2 years. In addition, \$39,680 is being carried over to complete the sidewalk portion of the 2016 South 6th Street Public Facilities project. There are also excess funds in Housing Rehabilitation that were not utilized due to short staff and fewer than anticipated eligible housing rehabilitation requests, and a large portion of unused Administration funds from the unfilled position of Community Services Planner.
General Fund	public - local	Public Services	144,500	0	0	144,500	140,000	The City of DeKalb provides funding from the General Revenue Fund to leverage Public Services funding for target populations and low/moderate income residents of the City.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Increment Financing	public - local	Other	50,000	0	0	50,000	25,000	The City of DeKalb allocates \$25,000 from TIF District #1 and \$25,000 from TIF District #2 to facilitate housing improvements and rehabilitation for these designated neighborhoods within the City. Funding is expected to decrease when TIF District #2 is closed out in 2018.
Other	public - local	Public Improvements	23,000	0	0	23,000	0	The City of DeKalb contributes funding from the Motor Fuel Tax Fund to leverage CDBG Public Facilities funds for the replacement of aging, deteriorating street surfaces in low/moderate income areas of the City.

Table 5 - Expected Resources – Priority Table

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

The City of DeKalb allocates Motor Fuel Tax Funds to support a portion of Public Facilities projects that are identified and completed through the CDBG Program. The City also contributes TIF funding to support housing rehabilitation projects in specific areas of the City. In addition, the City provides General Revenue Funds to support human service providers to ensure the identified needs of target populations are addressed.

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

No publicly owned land or property located within the jurisdiction is required to address the needs identified in the plan.

Discussion

The City of DeKalb uses a combination of funding sources to accomplish the goals of the Annual Action Plan. Additional City funding is contributed for the support of Public Facilities projects, housing rehabilitation and social services. The City also provides rent support for two social service agencies housed in a single City-owned building.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation Program	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City Wide	Affordable Housing	CDBG: \$389,649 Tax Increment Financing: \$50,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Public Services Program	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development transportation	City Wide	Homelessness Non-Housing Community Development/Public Services Transportation Services	CDBG: \$60,000 General Fund: \$144,500	Public service activities other than Low/Moderate Income Housing Benefit: 795 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities Program	2015	2019	Non-Housing Community Development	City Wide	Non-Housing Community Development/Public Improvements	CDBG: \$439,680 Motor Fuel Tax Fund: \$23,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted
4	Administration/Planning	2015	2019	Non-Housing Community Development General Admin			CDBG: \$80,000	Other: 300 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Housing Rehabilitation Program
	Goal Description	The Owner Occupied Housing Rehabilitation Program assists low/moderate income residents of the City in maintaining a safe, affordable place to live. Funding is available to assist residents with roof repair/replacement, furnace/water heater replacements, plumbing upgrades, electrical upgrades, window replacements and modifications to increase accessibility.
2	Goal Name	Public Services Program
	Goal Description	The Public Services Program provides funding to local social service agencies to provide support and services to the target populations of the elderly, the homeless, victims of domestic violence/sexual assault, people with disabilities, at-risk youth and people of low income to foster greater independence and increased self-sufficiency.
3	Goal Name	Public Facilities Program
	Goal Description	The Public Facilities Program provides infrastructure improvements in low/moderate income neighborhoods to increase sustainability and access within the City.
4	Goal Name	Administration/Planning
	Goal Description	Funding to provide overall program management, coordination, monitoring, evaluation and planning activities to address the targeted needs of low/moderate income populations within the City.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of DeKalb has designed a list of projects to address the priority needs of the community within the limitations of the available funding. Affordable housing is present in the City in terms of single family structures, but the condition of it requires an investment to improve its desirability and ensure its safety for low/moderate income property owners. The Residential Rehabilitation Program addresses this need. Public Facilities/Infrastructure funding provides for large scale infrastructure upgrades to low/moderate income neighborhoods to increase sustainability. It is also used to increase accessibility by removing barriers that limit access for individuals with disabilities. Public Services funding supports the non-housing needs of low income residents by providing supportive services and transportation designed to increase independence within the community.

Projects

#	Project Name
1	Administration/Planning
2	Residential Rehabilitation Program
3	Public Facilities/Infrastructure
4	Public Facilities/Infrastructure/Sidewalks and Architectural Barriers
5	Public Services Program

Table 7 - Project Information

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

The City of DeKalb has determined that the greatest impact from the use of CDBG funds can be obtained by dedicating a greater level of investment to a limited number of well-defined projects. Funds will be used to support the Residential Rehabilitation Program, Public Facilities/Infrastructure projects and Public Services, with a small amount dedicated to Administration and Planning.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration/Planning
	Target Area	City Wide
	Goals Supported	Administration/Planning
	Needs Addressed	Affordable Housing Non-Housing Community Development/Public Improvements Non-Housing Community Development/Public Services Homelessness Transportation Services
	Funding	CDBG: \$80,000
	Description	Overall Program management, coordination, monitoring, evaluation and planning activities to address targeted needs and populations within the City of DeKalb.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit low/moderate income citizens city-wide.
	Location Description	City-wide programming in identified low/moderate income areas.
	Planned Activities	Program management, coordination, monitoring, and evaluation of all projects. Also planning activities to address target needs and populations within the City.

2	Project Name	Residential Rehabilitation Program
	Target Area	City Wide
	Goals Supported	Owner-Occupied Housing Rehabilitation Program
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$389,649 Tax Increment Financing: \$50,000
	Description	Loan-to-grant program to assist very low/low income property owners to obtain repairs for their homes. Repairs include roof replacement, window replacement, electrical and plumbing upgrades, furnace and water heater replacement, sewer lateral and water line repair/replacement and accessibility modifications. Program delivery costs are included in this funding.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The program proposes to assist 20 low income families to secure needed repairs and maintain the stock of safe, affordable housing within the City.
	Location Description	Eligibility for the program is based on income and projects take place city-wide.
	Planned Activities	Roof replacement, window replacement, electrical and plumbing upgrades, furnace and water heater replacement, sewer lateral and water line repair/replacement and accessibility modifications

3	Project Name	Public Facilities/Infrastructure
	Target Area	City Wide
	Goals Supported	Public Facilities Program
	Needs Addressed	Non-Housing Community Development/Public Improvements
	Funding	CDBG: \$400,000 Motor Fuel Tax Fund: \$23,000
	Description	To assist in large scale infrastructure improvements to include neighborhood facilities, flood/drainage improvements, water/sewer improvements and street improvements in low/mod areas of DeKalb. In 2017, program funds will be targeted to the replacement of older, deteriorating street surfaces in a low/mod income neighborhood.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project is anticipated to benefit 175 individuals from low/moderate income families in the Harvey, Tyler and Charter neighborhood from 4th Street to 7th Street with replacement street surfaces, and curb and gutter repairs.
	Location Description	Harvey, Tyler and Charter Streets from 4th Street to 7th Street in the City of DeKalb
Planned Activities	Resurfacing of streets in low/moderate income neighborhood with curb and gutter repairs, as needed.	

4	Project Name	Public Facilities/Infrastructure/Sidewalks and Architectural Barriers
	Target Area	City Wide
	Goals Supported	Public Facilities Program
	Needs Addressed	Non-Housing Community Development/Public Improvements
	Funding	CDBG: \$39,680
	Description	This project is to address deteriorating sidewalks, remove architectural barriers and create a more accessible community within the low/mod residential areas of DeKalb.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project is designed to decrease barriers and improve the quality and accessibility of sidewalks in a low/moderate income neighborhood located on S. 6th Street. It is expected to positively impact 120 individuals in the neighborhood plus additional residents who pass through the neighborhood. This project was part of a 2016 water line project that was completed in 2017. The sidewalk portion of the project was carried over into 2018 for completion.
	Location Description	South 6th Street between Culver Street to Charter Street, as needed.
	Planned Activities	Sidewalk repairs and replacements to provide accessibility will take place on S. 6th Street between Culver and Charter Streets. This project was part of the 2016 S. 6th Street Water Line Replacement project, but could not be completed in 2017 with the remainder of the project. It will be included in the street resurfacing project in the same neighborhood in 2018.

5	Project Name	Public Services Program
	Target Area	City Wide
	Goals Supported	Public Services Program
	Needs Addressed	Non-Housing Community Development/Public Services Homelessness Transportation Services
	Funding	CDBG: \$60,000 General Fund: \$144,500
	Description	Funding to assist local human service agencies to provide programs targeted to service very low, low and moderate income individuals and families, the homeless, the elderly and people with disabilities within the City of DeKalb. Funding allows for the provision of direct services to local residents, as well as transportation.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The programs funded will assist individuals and families who are homeless, victims of domestic violence, elderly, people with disabilities and/or people of low income who reside in the City of DeKalb. Funded programs are estimated to serve 795 residents of the City.
	Location Description	City-wide within the community at various locations
	Planned Activities	Direct services to very low, low and moderate income individuals and families, the homeless, the elderly and people with disabilities within the City of DeKalb

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of DeKalb has not determined any specific geographic areas to target investments. The Residential Rehabilitation Program is available city-wide to property owners of low to moderate income. Public Facilities/Improvement projects are directed to low/moderate income census tracts within the City and are identified as needs arise. Public Services are available to all residents of the City.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has not determined any specific geographic areas to target investment. Issues are addressed as needs arise.

Discussion

The City has participated in two Housing Studies in the past which profiled the composition of the community as broken into 24 distinct neighborhoods, including the Northern Illinois University campus. The current map of Low/Moderate Income census tracts does not provide the best depiction of the distribution of low to moderate income households. Many low/moderate income areas are included as part of a larger more affluent census tract, which distorts the average income for that area. The City utilizes its CDBG funds city-wide so that the needs of low/moderate income residents can be addressed on a case-by-case basis in all areas of the community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of DeKalb has determined that one of the most effective means of impacting affordable housing is to invest CDBG funds in the existing housing stock that is owned by low/moderate income residents. This improves the quality of life for the residents of these homes and improves the sustainability and desirability of the neighborhoods. The Residential Rehabilitation Program assists low income residents in securing needed repairs so they can maintain a safe, affordable place to live.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 9 - One Year Goals for Affordable Housing by Support Requirement

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

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The Residential Rehabilitation Program directly supports affordable housing by providing low/moderate income residents with a means to secure needed repairs for their homes. Repairs can include roof replacements, window replacements, plumbing and electrical upgrades, furnace and water heater replacements and sewer lateral and water line repairs/replacements. Funding is also available for accessibility modifications for both property owners and renters. The program contributes to more stable neighborhoods with safe, affordable, and accessible housing for people of low/moderate income.

AP-60 Public Housing – 91.220(h)

Introduction

The City of DeKalb maintains a positive working relationship with the Housing Authority of the County of DeKalb to support affordable housing within the community. The entities share information and coordinate efforts to address community needs and avoid duplication of projects or services. The City is currently collaborating with the Housing Authority to join efforts in the creation of the local plan to affirmatively further fair housing within the community.

The City of DeKalb estimates the total number of housing units as 17,761 within the City. Of that total, 16,564 are occupied. 7,161 are owner-occupied and 9,403 are renter occupied. The Housing Authority administers 586 Housing Choice vouchers, 280 public housing units, 66 shelter Plus Care vouchers, 12 VASH vouchers, and 12 multifamily units for a total of 956 housing subsidies within DeKalb County. Of the Public Housing units, 180 are located within the City of DeKalb. In addition, 353 of the total number of Housing Choice vouchers are currently being used to subsidize housing in market rent units in the City. At the present time, there are 1,350 applicants on the Public Housing Wait List and 3,094 applicants on the Housing Choice Voucher Wait List. All Shelter Plus Care units and vouchers are being utilized. The Housing Authority of the County of DeKalb is a major provider of affordable housing within the City.

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

The City of DeKalb has a long history of collaboration with the local Housing Authority. The City will continue this relationship and will participate in any public hearings, community meetings and other events that address the needs of public housing.

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

The Housing Authority does not currently have a program to encourage homeownership due to financial and staffing constraints. The Housing Authority places a high emphasis on resident involvement in the management of its properties and supports resident participation in resident councils, PHA planning meetings and an annual review of its staff and services. The Housing Authority is open to offering a program to encourage homeownership among its residents when resources are available to support it.

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

The City of DeKalb is fortunate to have a Housing Authority with a high performance rating operating within the community. The housing units offered by the Housing Authority are clean, safe and affordable, and offer good housing options for the elderly, people with disabilities and low income

families with children. As in most areas, demand for affordable housing exceeds local resources. The City will continue to work with the Housing Authority and other local housing providers to advocate for and identify the most appropriate means to increase the stock of affordable housing within the community.

Discussion

DeKalb is fortunate to have a high performing Housing Authority that collaborates with community partners to increase the availability of affordable housing within the community. The City will be partnering with the Housing Authority to analyze the impediments to Fair Housing and to create a plan to affirmatively further fair housing within the community.

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

Introduction

The City of DeKalb invests CDBG Public Services funding and City of DeKalb Human Services Funding to address the needs of homeless and special needs populations within the City. The Continuum of Care manages the local ESG grant, which is overseen by the Housing Authority. There is substantial community support for these services, and the City, other social service agencies, the homeless shelter, the PHA, and the Continuum of Care all work together to ensure these needs are met.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Local social service providers and the City of DeKalb Police Department will continue to provide outreach to identify unsheltered individuals and families within the community. Homeless individuals will be linked with the local homeless shelter for emergency services and shelter that is focused on providing long-term solutions to prevent future homelessness. Victims of domestic violence and/or sexual assault will be referred to Safe Passage, the local domestic violence shelter that provides both emergency shelter and transitional housing. Homeless youth will be referred to the Youth Service Bureau and/or DCFS for safe placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of DeKalb is a member of the local Continuum of Care and works closely with its members to ensure that the emergency shelter and transitional housing needs of homeless persons are met. The City supports these services through the Public Services portion of CDBG funding and the City's Human Services Funding. The community has a high level of investment in supporting the continued availability of services for the homeless.

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

Hope Haven, the community homeless shelter, has numerous programs that are designed to address the needs of the homeless and assist with long-term solutions to prevent recurrent homelessness. These programs include counseling and assistance to locate long-term housing, life skills training, employment

counseling, access to education, access to mental health services, and access to medical care to help interrupt the cycle of homelessness. Hope Haven also provides permanent supportive housing for those individuals who are chronically homeless and have been unsuccessful when placed in regular housing units within the community. The City of DeKalb contributes to these services by providing funding through the CDBG Program under Public Services and also through City of DeKalb Human Services Funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Continuum of Care actively addresses the needs of low-income individuals and families and extremely low-income individuals and families who are at-risk of being homeless following discharge from publicly funded institutions of care by working closely with Hope Haven and other local social service agencies to intervene and provide stability as these individuals and families work to gain employment, education and permanent housing options. The City is a member of the Continuum of Care and provides both CDBG and Human Services Funding to the agencies who work with these populations.

Discussion

The City of DeKalb is fortunate to be a community with the resources and local support required to assist the homeless and other individuals with special needs. Local social service providers, the Continuum of Care and local government all work together to ensure that the resources and services required to meet these needs are available and accessible for homeless individuals, homeless families, victims of domestic violence and those at risk of becoming homeless.

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

Introduction

The housing stock in the City of DeKalb is 57% rental and 43% owner occupied. Additional capacity includes approximately 7,500 people in group quarters that consist of on-campus residence hall units. Of the available rental units, 69% are traditional multi-family units and 24% are single family dwellings. The remaining 7% of rental units are mixed use and rooming houses. Owned dwelling units consist of mobile homes (5%) and non-mobile homes (95%).

Enrollment at Northern Illinois University declined in recent years and has yet to recover to prior levels. This has resulted in an increased number of vacancies in what was formerly considered student housing. The majority of rental units are located in the northwest corridor close to campus. Families seeking rental housing are moving into these neighborhoods because this is where units are available and the units in these neighborhoods have higher bedroom counts for larger families. The combination of college students mixed with families in the same property is not optimal and is not always successful. Some families do not want to live in this area but find few other options. Affordable housing in other areas of the City is limited and local property owners are very sensitive to the construction of new rental units at all price points due to the current vacancy rate.

Subsidized housing, which is an option for low income individuals and families, is available within the City and comprises 14% of the rental stock. Subsidized housing within the City suffers from a misperception that these properties are the locus of crime and drug-related activity despite the fact that very few locations have experienced these issues. This results in a general sentiment of "NIMBY" that is difficult to counter in terms of the development of additional subsidized units. At the present time, more than half of all subsidized dwelling units are located in one neighborhood. Local sentiment is not supportive of seeing additional subsidized units located in other neighborhoods in the City. Housing Choice Vouchers are distributed more widely, but nearly half of the vouchers are utilized in only two neighborhoods because landlords in other locations are not willing to accept them. This has resulted in a concentration of low income renters in the northwest corridor of the City. The local housing authority is seeking ways to dispel the stigma attached to subsidized housing, but the community remains fearful that additional subsidized housing will bring additional problems to the City.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of DeKalb is participating in a study with Northern Illinois University and community members to examine the northwest corridor of the City in terms of current and desired land use, availability of goods and services and access to transportation. The results of the study will be used to identify the

needs of the neighborhood and to guide the planning of future development. The City of DeKalb is also actively working with the largest private subsidized housing provider in this area. Rehabilitation of the physical structure is almost complete, and the City is working with the residents and local social service agencies to bring needed services and supports to this property.

Discussion

The City of DeKalb understands the need for affordable housing and supports the maintenance of the current stock of affordable housing as an asset within the community. The City supports the rehabilitation of private owner-occupied single family units through the Residential Rehabilitation Program as one means of retaining safe, affordable housing for low/moderate income individuals and families. The City is also involved in the rehabilitation of the stock of privately owned subsidized rental units to create safe, affordable neighborhoods for families of low income. The 2025 Strategic Plan for the City of DeKalb includes a vision of inclusiveness where diversity is valued and celebrated, and all people are treated with dignity, equity and respect. To support this model, the City will continue to participate in partnerships that serve this core vision and will promote conversations and plans that support this goal.

AP-85 Other Actions – 91.220(k)

Introduction

The City of DeKalb is committed to the continued support of community-based actions that address the identified needs of the community. HUD allows entitlement communities to use a maximum of 15% of the CDBG Entitlement grant for public services programs. The City invests this amount every year to support community-based services that address identified needs. As with most communities, requests for this support exceed the amount of available funds. To address this, the City invests additional Human Services Funding to support these services. Both programs are closely monitored by City staff to ensure that funds are used efficiently and effectively to meet the underserved needs of the community.

Actions planned to address obstacles to meeting underserved needs

One obstacle to meeting underserved needs is a lack of awareness of what services are available within the community to address identified issues. The City will continue to market its programs and services in an effort to identify populations and individuals who might be in need and are eligible for programs such as the Residential Rehabilitation Program for owner-occupied properties. The City website will be updated on a regular basis with the most current information about programs within the City and will provide links to other services within the community that can be of benefit to residents. City staff will collaborate and communicate between departments to identify residents in need and link them with appropriate resources. In interactions with citizens, City staff will make every effort to identify unmet needs so residents can be assisted with City programs or referred to outside resources. The City will participate in community fairs and events designed to educate the community and provide outreach to populations who could benefit from services. The City will also continue to build on its partnerships with local social service providers, businesses, and community leaders to engage in a constant sharing of information and ongoing identification of unmet community needs.

Actions planned to foster and maintain affordable housing

The City will continue to invest a portion of its entitlement funding in the Residential Rehabilitation Program to address the needs of low income homeowners in maintaining a safe, affordable place to live. The City will also continue its collaboration with the local PHA and other housing providers to advocate for the creation of new affordable housing and the maintenance of existing affordable housing within the City.

Actions planned to reduce lead-based paint hazards

The City collaborates with the DeKalb County Health Department to coordinate efforts to address lead abatement needs. Funding from the Residential Rehabilitation program is used for owner-occupied dwellings when children are identified as having high blood lead levels. Fortunately, there are very few

cases identified each year, and most are in children who have recently moved to DeKalb from a different location where lead-based paint was an issue. The City will also continue to provide information on lead-safe construction practices by distributing "The Lead Safe Guide to Renovate Right" to every homeowner who participates in the Residential Rehabilitation Program, so every participant is educated about the risk of lead paint in older housing and methods to mitigate that risk when working on their homes.

Actions planned to reduce the number of poverty-level families

The City of DeKalb will continue to promote economic development strategies that foster job creation to increase employment opportunities within the community. The City will also support the maintenance and/or creation of transportation options that provide services from low/moderate income areas of the City to areas where higher paying jobs are located. In addition, the City will continue to support those services that promote and support the self-sufficiency and economic independence of its residents.

Actions planned to develop institutional structure

The City of DeKalb will continue to invest Public Facilities/Infrastructure funding in low/moderate income neighborhoods throughout the City to enhance the quality of life, increase property values and maintain a suitable living environment for its low/moderate income residents.

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

City staff will maintain its participation in the Continuum of Care and other local social service networking groups to address the priority needs of the community and solicit input from their members on City programs and services. The City will also collaborate with the local PHA in creating the plan to affirmatively further fair housing within the community in an effort to address issues related to housing.

Discussion

The City of DeKalb is highly invested in meeting the needs of its residents. City staff network, collaborate and coordinate services to obtain the best possible outcomes for residents in need. City staff will continue to investigate alternative sources of funding for programs and services to address the needs that cannot be met through CDBG funding. Communication with residents, private entities, and not-for-profit agencies will be fostered and promoted to maximize the provision of housing and social services for low and moderate income residents.

Program Specific Requirements

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

Introduction:

The City of DeKalb does not receive funding from any of these sources. All CDBG programs are targeted to assist low to moderate income residents. The period of one year is used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit the target population.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

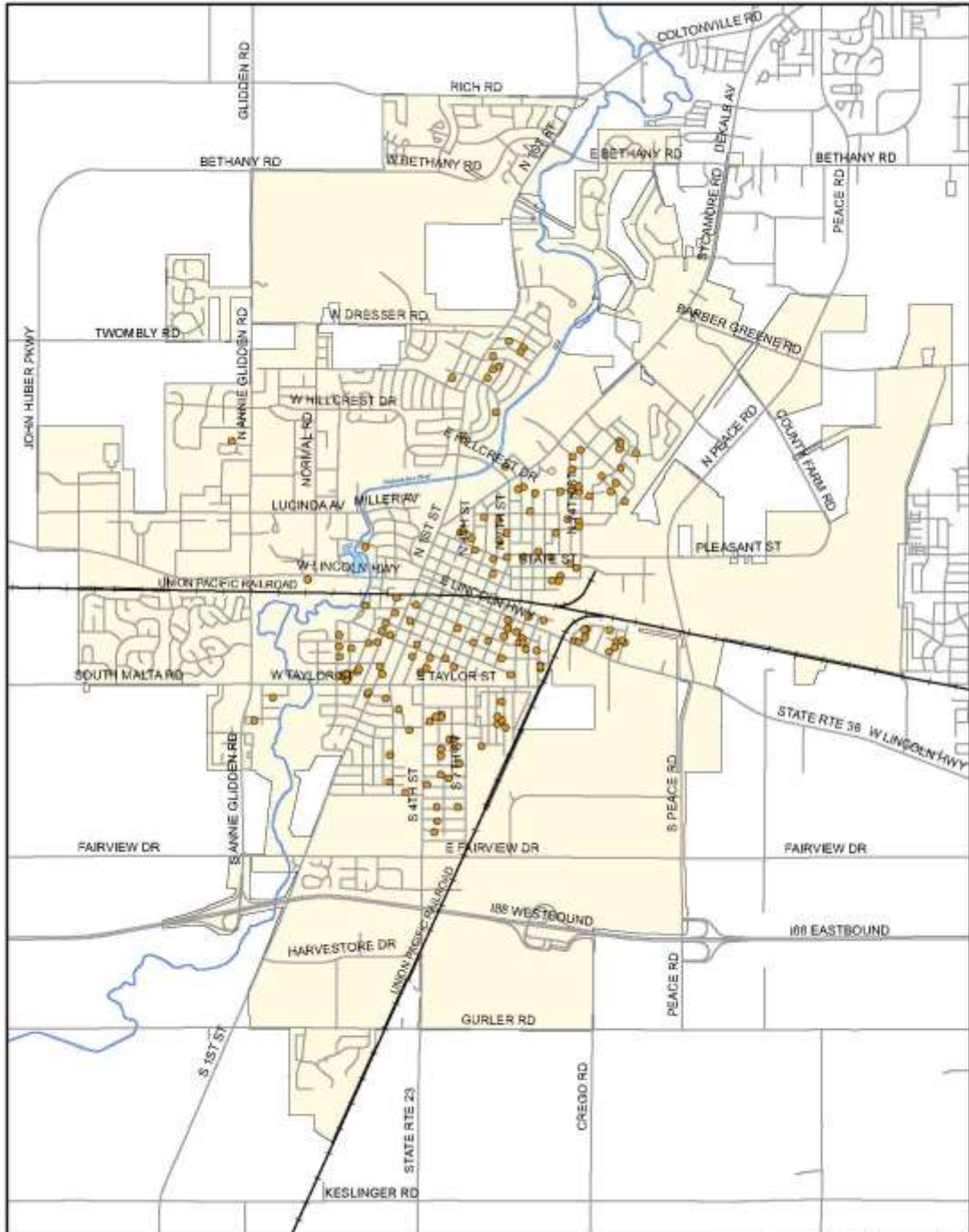
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City of DeKalb does not receive income or funding from these sources. All CDBG programs are targeted to assist low to moderate income residents. The period of one year is used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit the target population.

Attachments

DRAFT

CDBG and TIF Rehab Projects, FY09 - Present



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