

**RESOLUTION 2020-016**

**PASSED: FEBRUARY 10, 2020**

**APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT FIVE YEAR CONSOLIDATED PLAN 2020-2024 AND ANNUAL ACTION PLAN (ONE YEAR USE OF FUNDS) FOR PROGRAM YEAR 27 (APRIL 1, 2020 THROUGH MARCH 31, 2021).**

**WHEREAS**, the Community Development Block Grant Five-Year Consolidated Plan 2020-2024/Annual Action Plan for Program Year 27 (April 1, 2020 – March 31, 2021) was forwarded to City Council and made available to the public for review on January 10, 2020; and

**WHEREAS**, a public hearing was held at a Regular meeting of City Council on February 10, 2020; now

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, as follows:

**SECTION 1:** That the Community Development Block Grant Five-Year Consolidated Plan 2020-2024, and the 2020 Annual Action Plan (One Year Use of Funds) for Program Year 27 (April 1, 2020 through March 31, 2021) are hereby approved by the City Council of the City of DeKalb, Illinois, subject to such changes as shall be acceptable to the Mayor with the recommendation of City staff, in compliance with applicable regulations.

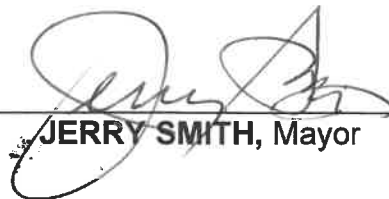
**SECTION 2:** That the City Clerk or Executive Assistant of the City of DeKalb, Illinois be authorized and directed to attest the Mayor's Signature and shall be effective thereupon.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 10<sup>th</sup> day of February 2020 and approved by me as Mayor on the same day. Passed by an 8-0 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Verbic, Faivre, Mayor Smith. Nay: None.

**ATTEST:**



**RUTH A. SCOTT**, Executive Assistant



**JERRY SMITH**, Mayor





# **COMMUNITY DEVELOPMENT BLOCK GRANT**

## **DRAFT FIVE-YEAR CONSOLIDATED PLAN 2020-2024**

### **2020 ANNUAL ACTION PLAN PROGRAM YEAR 27 APRIL 1, 2020 – MARCH 31, 2021**

**PREPARED BY:  
COMMUNITY DEVELOPMENT DEPARTMENT  
JOANNE ROUSE, COMMUNITY SERVICES COORDINATOR**

## **Executive Summary**

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

#### **1. Introduction**

The Consolidated Plan (the Plan) is a five-year plan that provides a unified vision for developing actions designed to address housing and community development needs. Development of the Plan is a collaborative approach that creates the opportunity for citizen participation in setting long-term strategies and short-term actions to meet priority needs. The plan also establishes the foundation for more effective program performance and reporting.

The Plan serves five separate but integrated functions required by the U.S. Department of Housing and Urban Development (HUD). The Plan is:

- a planning document that builds on a participatory process,
- an application for Federal funds under HUD's formula grant programs,
- a strategy to follow in carrying out HUD programs,
- an action plan that identifies specific projects to carry out the identified strategy; and
- a basis for assessing performance in meeting the qualitative and quantitative strategic goals.

In preparing the Plan, the City of DeKalb (the City) examined a variety of sources in order to address five major components of the document. These components are:

- Housing market analysis
- Housing and non-housing needs assessment (priority needs)
- 5-year strategies and objectives
- Quantifiable annual actions (Action Plan)
- Citizen participation and consultation

This Plan identifies strategies for addressing the housing and community development needs for the City for the years 2020 through 2024. Individual Action Plans for the use of Community Development Block Grant (CDBG) funds will be prepared for each of the five years. The first of these Action Plans, which provides for funding in the City's CDBG Program Year 27 (April 1, 2020 through March 31, 2021), is included as part of this document.

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

The Plan includes identified housing and community development needs of the residents of the City for the years 2020 through 2024 and objectives to help address those needs. All objectives are qualitative in nature and identify ways they will enhance the quality of life for City residents. In addition, five-year goals are provided for those objectives that are quantitative and can be defined by the number of individuals/families/households that will receive direct assistance. The objectives and five-year goals are for all community needs, not only those to be funded through CDBG.

The City has implemented a system designed to measure the performance outcomes of CDBG-funded activities. Each local objective includes one of three HUD-identified objectives and one of three HUD outcomes. While some objectives may meet more than one performance measure, only the one outcome most closely identified with the activity has been listed.

**HUD Objectives are defined as:**

**DH - Decent Housing** - Activities that focus on housing programs where the purpose of the program is to meet individual, family, or community needs.

**SL - Suitable Living Environment** - Activities designed to benefit the community, individuals, and/or families by addressing issues in their living environment.

**EO - Creating Economic Opportunities** - Activities related to economic development, commercial revitalization, or job creation.

**HUD Outcomes are defined as:**

**Availability/Accessibility** - Activities that make services, infrastructure, public services, public facilities, housing or shelter available or accessible to low-/moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basis of daily living available and accessible to low-/moderate-income people where they live.

**Affordability** - Activities that provide affordability in a variety of ways in the lives of low-/moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

**Sustainability** - Activities aimed at improving communities or neighborhoods helping to make them livable or viable by providing benefit to persons of low-/moderate-income by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

### **3. Evaluation of past performance**

The goals and objectives for the previous five years were based on the priority needs identified in the 2014 - 2019 Plan. The Plan recognized three strategic areas that corresponded to HUD priority needs.

categories. Many projects were funded and the collective impact resulted in substantial improvements to the lives and neighborhoods of low-/moderate-income residents of the City.

During the previous five years, expenditures were made for the following programs:

- Housing rehabilitation for low-/moderate-income individuals and families
- Public Services funding to agencies that provide a variety of programs and services to assist families and individuals of all ages
- Public Facilities Projects to repair distressed infrastructure in low-/moderate-income residential areas of the City

Measurable progress was made on several of the nine objectives that were included in the 2014 - 2019 Plan. The City actively worked to meet the goals identified in the Plan.

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

Citizen participation is an essential component in the development of the Plan. The City made additional efforts to include the participation of low-/moderate-income persons, persons with special need, and agencies that provide services to these populations by utilizing two public surveys to solicit information on the needs and experiences of residents. The first was a survey related to Fair Housing. The City and the Housing Authority of the County of DeKalb worked collaboratively to create and distribute a public survey designed to collect information on residents' experiences related to Fair Housing practices. The second was a Community Needs Survey targeted toward residents and local social service agencies to collect information regarding unserved and underserved community needs. These surveys were in addition to the more traditional outreach that takes place to the general public and social service providers and both were followed with Public Meetings to discuss results and request input on strategies to address areas of concern and/or need. The information obtained through all of the avenues of outreach was used to develop the Plan for 2020-2024 and the plan was published for a 30-day public comment period, presented to City Council and the public, and ended in a Public Hearing prior to submission.

#### **5. Summary of public comments**

INSERT PUBLIC COMMENTS HERE

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

INSERT PUBLIC COMMENTS HERE

#### **7. Summary**

The 2020-2024 Plan is being submitted with moderate changes from prior plans to better reflect the current needs of the community. Resources are being realigned to support priority projects and activities that provide maximum benefit to low-/moderate-income populations. With limited staff and limited financial resources, it is important to focus efforts on activities that yield the greatest positive impact for residents with the greatest level of need.

## The Process

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative

The 2020 - 2024 Five-Year Consolidated Plan was created in collaboration with residents of the City of DeKalb, City staff, and the Community Development Department. Public outreach to local residents and agencies was used to determine information regarding community needs. City staff assembled the Plan and presented it to residents and City Council following a 30-day comment period. The Community Services Coordinator prepared the Plan, shared it with Council and the community, and is responsible for the implementation and monitoring of all programs cited in the Plan.

### Consolidated Plan Public Contact Information

Joanne Rouse  
Community Services Coordinator  
200 South Fourth Street  
DeKalb, IL 60115  
815-748-2366  
joanne.rouse@cityofdekalb.com

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

### **1. Introduction**

The City strives to ensure broad-based participation in the creation of the Plan. A variety of opportunities for consultation and input were offered to both local agencies and City residents. The City also reviewed all information provided by community reports, studies, and area plans to identify needs and gaps in services to ensure the activities identified in the Plan are in alignment with available information about present needs.

#### **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 works closely with the local Housing Authority and the largest privately owned subsidized housing provider to identify needs and coordinate activities to meet the needs of the community. The City partnered with the Housing Authority to analyze the impediments to fair housing within the community and create a plan to address the issues identified. The City also provides the liaison for the social services collaborative at the largest HUD-subsidized property within the City to monitor funding and ensure the services provided are in alignment with identified resident needs. The City supports local social services agencies with CDBG funds and General Revenue funds and is active in local networking groups for service providers to ensure the needs of community are addressed.

#### **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 Community Services Coordinator for the City is an active member of the CoC, serves on the CoC Board, and participates on the Scoring and Ranking Committee for applications for CoC funding. She is also an active participant on the Collaborative Applicant Contract committee to assist in creating a new contract for collaborative applicant services to the CoC. The City and County are now part of the larger IL-501 CoC in partnership with the City of Rockford and Boone and Winnebago Counties. DeKalb has three representatives on the CoC Board (the Community Services Coordinator for the City, the Executive Director of the Housing Authority, and the Executive Director of the local homeless shelter) who actively participate in all meetings, committees, and activities of the CoC. DeKalb representatives work with the larger CoC to address the local needs of homeless persons including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness.



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

As noted above, representatives from the DeKalb community, including the Community Services Coordinator for the City, sit on the Board of the CoC and participate in making decisions regarding the allocation of ESG funds, the creation of performance standards, the evaluation of outcomes, and funding, policies, and procedures for the administration of HMIS.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	DeKalb County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City maintains frequent contact and open communication with the Housing Authority to address needs related to affordable, safe housing. The Community Services Coordinator works closely with the Executive Director of the Housing Authority on issues related to fair housing and also attended the Public Hearing for the PHA 2020 Annual Plan, Modifications to the Housing Choice Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan. Discussions included needed and planned improvements to the local public housing stock, the status of the Wait Lists for Public Housing and the HCV Program, the current preference point system utilized by the HA, and the need and potential for development of additional affordable housing.

2	<b>Agency/Group/Organization</b>	City of DeKalb
	<b>Agency/Group/Organization Type</b>	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 Other government - Local Regional organization Public Transportation Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was held with the Transit System Manager to identify recent improvements to the public transportation system and future plans for enhancements. During the past year, the City bus system merged with the Huskie Bus Line from NIU to create a more comprehensive year-round bus system for the residents of DeKalb and surrounding communities. Transportation was traditionally cited as one of the most pressing needs of low-income populations to create increased access to goods, services, jobs, and education. The recent enhancements to the service have created increased opportunities for all residents of the City. The Transit Manager reports use of the improved system has increased the total number of rides to 1.1 million rides provided during 2019. Future planned improvements include increasing the frequency of the most highly used routes and increasing access to currently serviced areas and new locations both inside and in proximity to the City.

3	<b>Agency/Group/Organization</b>	HOPE HAVEN OF DEKALB COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hope Haven was consulted regarding the challenges and successes it experiences in providing services to the local homeless population. The shelter reports an unmet need for additional supportive housing to successfully transfer homeless individuals into permanent housing. Additional challenges include a lack of jobs that pay a living wage and issues with predatory landlords who take advantage of low-income tenants.

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

The City makes every effort to contact as many agency types as can be identified within the community to ensure a comprehensive assessment of community needs and widespread input into the Plan. Outreach will continue during the 30-day comment period to provide a comprehensive assessment of areas to improve coordination.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Winnebago County Health Department	The City maintains a focus on eliminating and/or preventing homelessness within the community and provides additional funding to support the activities of local social service providers to address homelessness.
Annie Glidden North Revitalization Plan	City of DeKalb	The City convened a task force to examine the needs of one section of the City known as Annie Glidden North. This area of the City contains the highest concentration of low-income and minority populations within the City. The area is in need of increased services and economic development that can meet the needs of the changing population. The City has designated this neighborhood as a target area for the investment of CDBG funds to support improvements in the quality of life for the residents who reside in this area of the City.

**Table 3 – Other local / regional / federal planning efforts****Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City is in a constant process of coordinating and collaborating with other public entities, the State, and adjacent units of local government to accomplish local goals of benefit to the greater County area. Due to the limited resources available through the CDBG program, activities cited in the Consolidated Plan and paid for using CDBG funds relate only to those initiatives to be undertaken within the corporate boundaries of the City. The City partners with local entities on projects and initiatives to maximize outcomes and provides information and assistance to other public entities. CDBG funds are restricted to use for those activities which provide direct benefit to City residents.

**Narrative (optional):**

The City maintains active partnerships with other public entities, the State, and adjacent units of general local government. The City promotes collaboration and works closely with other entities to maximize benefits for all members of the community, both inside and outside of the City limits.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

Citizen participation is an essential component in development of the Plan. Participation by low-/moderate-income persons, persons with special needs, minorities, non-English speaking persons, public housing residents, and persons who provide services to these populations, along with local and regional institutions, the CoC, businesses, developers, nonprofit organizations, philanthropic organizations, and community and faith-based organizations is encouraged.

Development of the plan required a broad level of participation by members of the community who utilize services and assistance, as well as those who manage the programs. The City provided a variety of opportunities for citizen input to ensure a comprehensive view of the needs of all citizens.

The residents of the City were surveyed to obtain input on community needs. The information obtained was reported back to the community at a public meeting and shared with the City Manager to identify potential projects and activities targeted to meet identified needs. Residents were also surveyed to obtain information about their experiences with discrimination related to Fair Housing. Information from the survey will be incorporated into an Analysis of Impediments to Fair Housing which identifies specific activities to address fair housing issues and educate the community on fair housing requirements.

Opportunities for citizen input were provided at numerous venues including local networking meetings of social service providers, public meetings to share survey results, City Council meetings, and a public hearing. The Plan was posted on the City website for a 30-day review period and a press release requested resident input in writing or at the Public Hearing prior to acceptance of the Plan.

## 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	Community Needs Survey	Non-targeted/broad community	The survey was accessed by 158 respondents. This represents 0.37% of the City's total estimated population. Of the respondents, 80% indicated they are residents of the City. Other respondents included non-for-profit service providers who work with residents of the City and elected officials.	Respondents ranked seven areas of community needs by priority and listed their top three concerns via free response. The top needs identified were services for youth and mental health, crime, the need for improved infrastructure, economic development related to business attraction and job creation/retention, and housing which includes rehabilitation, fair housing enforcement and affordable housing.	For the purposes of the Community Needs Survey, all responsive answers were accepted.	No longer active

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	Fair Housing Survey	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The survey was accessed by 183 people. Not everyone answered all questions. The survey resulted in a net of 33 qualified answers/data.	Of 175 responses, 43 or 25% indicated they had experienced discrimination in housing. In terms of the basis of discrimination, 33 responses listed 38 incidents indicating some respondents experienced more than one incident of discrimination. No respondents indicated they had filed complaints. Although only 33 people reported experiencing discrimination, 95 respondents indicated they believe significant barriers to fair housing exist in the community.	For the purposes of the Fair Housing Survey, all responsive answers were accepted.	No longer active



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 regarding the publication of the Draft of the 2020-2024 CDBG Consolidated Plan and 2020 Action Plan was distributed to all local media outlets to advise residents of the availability of the plans for review, and the opportunity to make comments prior to approval by City Council and submission to HUD.			

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)
4	Internet Outreach	Non-targeted/broad community	The City provided information about the publication of the Draft of the 2020-2024 CDBG Consolidated Plan and 2020 Action Plan via Facebook and Twitter to advise residents of the availability of the plans for review and the opportunity to make comments prior to approval by City Council and submission to HUD.			
5	Internet Outreach	Non-targeted/broad community	The City posted the draft of the 2020-2024 CDBG Consolidated Plan and 2020 Action Plan on the City website for review and comment.			<a href="http://www.cityofdekalb.com">www.cityofdekalb.com</a>

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)
6	Public Meeting	Non-targeted/broad community	The City held a Public Meeting to share the results of the Fair Housing Survey and request input on potential strategies to address fair housing violations.	Attendance at the Public Meeting was minimal. One reporter from a local radio station attended the meeting and interviewed the Community Services Coordinator for the City and the Executive Director of the Housing Authority. The information from the interview was later broadcast on the radio. Other attendees were members of City staff. No comments were received regarding survey results.	N/A	N/A

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)
7	Public Meeting	Non-targeted/broad community	The City held a Public Meeting to share the results of the Community Needs Survey and request resident input on the most impactful use of CDBG funds.			
8	Public Hearing	Non-targeted/broad community	The City held a Public Hearing following the 30-day comment period to seek additional public input prior to presenting the 2020-2024 Consolidated Plan and 2020 Action Plan to City Council for approval and submission to HUD.			N/A

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The following section provides an estimate of the housing needs in the City over the next five years. It is important to note that the City finds it difficult to get an accurate needs estimate from the statistics provided in the following tables because the large population of college students who live in the City greatly increases the number of low-income residents. Although many of these students are genuinely of low-income, others depend on parental support and most do not stay in the community year-round. The student population has different needs than the individuals and families who make DeKalb their full-time home.

To help offset this, the City distributed two surveys and held various meetings for residents to share information regarding community needs. Local social service providers were consulted regarding the needs of the populations they serve and meetings were held with members of City staff to identify areas where additional services are needed. The City is highly invested in listening to all sectors of the community to identify unmet and underserved needs.

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

### Summary of Housing Needs

The housing stock in DeKalb tends to be older and consists of 37.6% owner-occupied housing units and 62.4% rental units per 2013-2017 U.S. Census Quick Facts. Per the Number of Households Table below, 58% of all households are at or below 80% of Household Area Median Family Income (HAMFI). The distribution is as follows: 25% are 0-30% HAMFI; 15% are 30-50% HAMFI; and 18% are 50-80% HAMFI. A large percentage of the population has a low level of income. This fact, combined with an area median gross rent of \$855, places many households in need of affordable housing.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	43,862	43,485	-1%
Households	14,390	14,880	3%
Median Income	\$37,272.00	\$37,954.00	2%

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,685	2,310	2,645	1,250	4,985
Small Family Households	890	725	770	375	2,290
Large Family Households	180	260	225	230	305
Household contains at least one person 62-74 years of age	255	260	470	165	980
Household contains at least one person age 75 or older	100	230	190	75	455
Households with one or more children 6 years old or younger	735	525	384	360	365

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	55	15	0	90	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	0	45	0	75	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	70	85	65	240	0	85	0	115	200
Housing cost burden greater than 50% of income (and none of the above problems)	2,465	740	40	0	3,245	220	115	165	10	510
Housing cost burden greater than 30% of income (and none of the above problems)	295	780	485	10	1,570	20	160	415	115	710

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	280	0	0	0	280	55	0	0	0	55

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,540	865	185	65	3,655	220	200	165	125	710
Having none of four housing problems	575	935	1,580	535	3,625	20	305	715	525	1,565
Household has negative income, but none of the other housing problems	280	0	0	0	280	55	0	0	0	55

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS

Source:

## 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	730	530	160	1,420	50	85	225	360
Large Related	70	185	30	285	10	55	50	115
Elderly	185	200	60	445	104	145	240	489
Other	1,845	715	310	2,870	64	40	65	169



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,830	1,630	560	5,020	228	325	580	1,133

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	660	280	0	940	50	40	35	125
Large Related	70	125	0	195	10	0	0	10
Elderly	75	115	0	190	94	50	110	254
Other	1,725	305	40	2,070	60	20	20	100
Total need by income	2,530	825	40	3,395	214	110	165	489

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	50	15	45	65	175	0	30	0	115	145
Multiple, unrelated family households	0	55	70	0	125	0	55	0	0	55
Other, non-family households	0	0	20	0	20	0	0	0	0	0
Total need by income	50	70	135	65	320	0	85	0	115	200

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

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

**Table 12 – Crowding Information – 2/2**

Data Source

Comments:

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

Per the Housing Authority of the County of DeKalb, 56% of the applicants on the Housing Choice Voucher Wait List are single-person households. Of these applicants, 17% are elderly and 10% are persons with disabilities. For Public Housing, single-person household applicants include 8% that are elderly and 45% who are persons with disabilities. It is important to note that the Housing Choice Voucher Wait List is closed at this time and is being purged in an effort to reach all qualified applicants who are still on the list. The Public Housing Wait list is open to accept applications from those who meet the current local preferences.

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

During the past year, the local domestic violence shelter reports serving approximately 800 victims of domestic violence, sexual assault and/or stalking. Of those in shelter, approximately 98% need housing and housing assistance. For clients who "walk in" for counseling or legal advocacy, approximately 70% report they are looking for affordable housing, primarily so they can leave a perpetrator. This results in 500 to 700 victims of domestic violence, sexual assault and/or stalking who are seeking housing as a means to stabilize their living arrangement to escape continued violence. At the present time, the PHA has no indicators for victims of domestic violence on their Wait Lists but reports the 6 project-based vouchers used for this purpose are fully utilized and there are no current applicants waiting for this assistance.

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

The most common housing problems are cost burden, over-crowding, and a higher incidence of housing issues for low-income individuals and families. DeKalb has higher market rents due to the presence of Northern Illinois University (NIU). Many students prefer to live off-campus and create a higher demand for rental units. Rents closest to campus tend to reflect the costs students can afford. Recent decreases in student enrollment at NIU have caused an increase in available housing units in the neighborhood closest to the university. Coupled with the increased vacancies are issues with property maintenance caused by decreased cash flow and a lack of investment in maintaining the condition of the neighborhood by one major property owner. Low-income families moving into this area are

experiencing numerous challenges in a neighborhood that is deteriorating and was not designed for their needs.

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

Low-income families with children are having a harder time locating safe, affordable housing. The decrease in enrollment at NIU has created an increase in vacancies in the apartment complexes close to campus, which tend to offer units of higher bedroom sizes. Some of these properties offer lower rental rates to attract families in an effort to increase their occupancy rates. Due to a lack of ongoing maintenance, some of these properties are in substandard condition. Individuals and families needing housing have great difficulty locating affordable options in other areas of the City when using Housing Choice Vouchers. Many market-rate property owners refuse to accept rent subsidies in the neighborhoods with better access to goods, services, and employment opportunities.

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

Low-income individuals and families need safe, affordable housing of the appropriate size to stabilize their lives and work towards greater self-sufficiency. Cost burden is the primary cause that places low-income individuals and families with children at imminent risk of becoming homeless. Just one unforeseen emergency or event - an emergency car repair, a reduction in work hours, etc. - and the family becomes behind on their rent or mortgage payment. When late fees and penalties begin to accrue, it can be impossible for a family to "catch up". This inevitably results in an eviction or foreclosure for non-payment. Overcrowding due to an inability to afford an appropriate size housing unit leads to safety concerns and issues with landlords that can also result in eviction. In addition, individuals and families who receive rapid re-housing and are nearing the termination of assistance must have the training and job skills to increase their financial standing or face a return to homelessness as a result of the withdrawal of assistance.

Additional characteristics that lead to increased housing instability include:

- mental illness
- addictions
- lack of stable income
- lack of affordable housing
- lack of jobs that pay a living wage
- domestic violence

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

The City does not have an estimate of the at-risk population.

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

Substandard housing is one of the primary characteristics that lead to instability and an increased risk of homelessness. In the past year, there were two fires in the City caused by arson. Both properties were in substandard condition. Approximately 200 residents became homeless as a result of the fires and the subsequent condemnation of the buildings. With the assistance of local social service agencies, all have been placed in new housing, although some elected or were forced to stay with the same property management company due to poor rental histories and/or criminal backgrounds that prevented rental at other properties. A second housing characteristic linked to instability is cost burden. Higher local rent rates cause individuals and families of low-income to constantly live at risk. One emergency or poor financial decision can be the different between remaining housed or being homeless.

### **Discussion**

Housing issues in the community are closely related to housing cost burden. This factor, combined with an increasing number of substandard rental units, forces households of low-income to reside in an area of the City that has deteriorated and lacks the amenities that support the needs of families.

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

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

### Introduction

Disproportionate greater needs associated with housing problems in the City are more acute in the lowest income populations. By number, the largest sector of the population (white) experiences the greatest number of issues, but Black residents at the lowest income level experience a disproportionately higher number of housing problems by percentage.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,075	280	335
White	1,860	100	160
Black / African American	660	180	55
Asian	155	0	100
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	335	0	10

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,005	305	0
White	1,405	205	0
Black / African American	275	75	0
Asian	55	0	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	240	20	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,250	1,390	0
White	1,050	1,115	0
Black / African American	110	145	0
Asian	45	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	85	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	935	0
White	150	770	0
Black / African American	0	120	0
Asian	0	4	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	30	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2011-2015 CHAS

\*The four housing problems are:

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

## Discussion

The highest incidence of housing problems occurs among households with the lowest income. DeKalb is a predominantly White community. As a result, the numbers indicate White households experience the highest number of housing issues. When examined as a percentage, Whites comprised 73.2% of the total population and experienced 60% of the housing issues in the 0% -30% AMI category, 70% in the 30% - 50% AMI category, 84% in the 50% - 80% AMI category, and 48% in the 80% - 100% AMI category. Black or African American residents, who comprise 14% of the total population, experienced 21% of the housing issues in the 0% - 30% AMI category, 14% in the 30% - 50% AMI category, 9% in the 50% - 80% AMI category, and 0% in the 80% - 100% AMI category. Black/African American residents are of lower income and experience a higher incidence of housing problems at the lowest income level.

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

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

### Introduction

The City is a predominantly white community (73.2% per U.S. Census Quick Facts July 1, 2018 Population estimates). The data below indicates most housing issues are experienced by white households. In general terms, the lower the income the greater the occurrence of one or more housing issues (lacks complete kitchen, lacks complete plumbing facilities, more than one person per room, or cost burden greater than 50%). The notable exception is Blacks experience housing issues at a proportionally higher rate at the lowest level of area median income. As HAMFI increases, the number of minorities decreases. This indicates minorities are of overall lower income than other populations in the City, making them more subject to severe housing problems.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,760	595	335
White	1,650	305	160
Black / African American	565	275	55
Asian	155	0	100
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	320	15	10

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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



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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,065	1,240	0
White	670	940	0
Black / African American	130	220	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	25	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	350	2,295	0
White	275	1,895	0
Black / African American	30	225	0
Asian	30	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	110	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	190	1,060	0
White	35	880	0
Black / African American	0	120	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	45	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

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

## Discussion

According to the July 1, 2018 U.S. Census Quick Facts Population estimates, the City is a predominantly white community (73.2%), followed by Black/African American (14%), and Hispanic (13%). There is also a growing Asian population (4.6%) due to the university student population. In terms of disproportionate greater housing need, the majority of housing problems experienced in all levels of income are experienced by white residents of low-income. One area of note is the 0-30% of Area Median Income category, where Black/African Americans who represent 14% of the total population experience 22% of one or more of four housing problems. This data coincides with the distribution of population by race in the City. The largest low-income area of the City is also the location of the highest number of minority residents where the housing stock is mostly rental units. This is also the area where there are issues with increasing numbers of code violations as a result of poor property maintenance and management.

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

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

### Introduction:

In all income categories, the greater need due to housing cost burden is experienced by the white population which is the largest demographic population in the City. Whites experience disproportionately greater need in the 0-30% and 30-50% income levels. Blacks experience disproportionately higher need in the greater than 50% level.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,795	2,835	3,915	335
White	6,460	2,260	2,470	160
Black / African American	730	400	675	55
Asian	165	70	155	100
American Indian, Alaska Native	4	0	0	0
Pacific Islander	0	0	0	0
Hispanic	405	100	525	10

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

The sector of the population that experiences the most impact due to housing cost burden is white. With whites being the largest sector of the population, this is not surprising. However, as HAMFI increases, Blacks, Asians and Hispanics experience an increase in housing cost burden, where rates for whites tend to decrease.

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

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

A review of the data indicates that Black residents of the City experience disproportionately greater need than the needs of the income categories as a whole. Representing 14% of the total population, Blacks who live at the lower income levels experience 22% of the housing issues related to the lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and/or cost burden. The poverty rate for the City is 30.8%. Over half of the people living with incomes below poverty level are employed. The unemployment rate for Black residents (28.6%) is more than 3 times higher than the rate for white residents (8%). This places Black residents with higher levels of need than other populations in the City.

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

Increased employment in jobs that pay a living wage would decrease the housing cost burden for low-income households and allow residents to secure safe, sanitary, affordable housing.

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

There are two neighborhoods in the City that have higher racial or ethnic concentrations than the City at large. One is a predominantly Black/African American neighborhood that is located close to the University. This area contains mostly rental units and has experienced a shift in demographics as student enrollment decreased and families migrated to the area in search of lower cost housing. The second is a predominantly Hispanic neighborhood comprised of both rental and owner-occupied housing units. This neighborhood is a cultural hub and contains businesses and churches that speak Spanish and provide services to this population. Both areas are lower income areas where unemployment is higher than in other areas of the City.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City maintains a close, collaborative relationship with the local Housing Authority to ensure the goals and objectives of the City's Plan are in alignment with those of the HA. The City and the HA are collaborating on an Analysis of Impediments to Fair Housing and work closely as the representatives for the City and DeKalb County as members of the Continuum of Care Board.

The mission statement of the HA is to positively impact lower income people by providing affordable housing. The vision statement states that they will be a national model of a progressive, efficient, and caring public housing. To fulfill this mission, the HA identified six goals:

- High quality maintenance of properties
- Safety of tenants
- Responsiveness to tenants and voucher clients
- High perceived value and acceptance in the community
- Highly qualified, highly committed staff and board
- Data-driven operations

The HA is a HUD-designated High-Performer and functions by adhering to the values of integrity, commitment, respect, and accountability. The City and the HA work closely to ensure consistency between the HA, the City and the CoC.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	271	519	0	506	13	0	0

Table 22 - Public Housing by Program Type

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

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

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,317	13,264	0	13,347	10,056	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	1	2	0	2	2	0
# Homeless at admission	0	0	0	8	0	1	7	0
# of Elderly Program Participants (>62)	0	0	82	32	0	32	0	0
# of Disabled Families	0	0	131	119	0	116	3	0
# of Families requesting accessibility features	0	0	271	519	0	506	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

PIC (PIH Information Center)

**Data Source:**

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	219	259	0	252	7	0	0
Black/African American	0	0	50	254	0	248	6	0	0
Asian	0	0	2	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	4	0	4	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	8	24	0	23	1	0	0
Not Hispanic	0	0	263	495	0	483	12	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

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



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

The local HA is a county-wide agency that provides public housing in several locations throughout DeKalb County including the City. Within the City, there are 178 units of public housing - 150 one-bedroom units for elderly/disabled and 28 two- and three-bedroom units for family housing. The HA gives preference to families and individuals claiming a disability or who are at or over the age of 62. The HA targets Very Low-Income (50% of AMI) and Extremely Low-Income (30% of AMI) for public housing. There are currently 2,477 applicants on the Public Housing Wait List. This includes 568 individuals and 1,909 families. There are 704 applicants in these categories that state they are a person with a disability and 82 who are elderly.

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

The Public Housing Wait list includes 1,909 families waiting for housing. This list is open and accepting new applications. The Housing Choice Voucher Wait list is currently closed. The HA is working through the list to identify all eligible applicants and purge inactive cases. At the present time, there are 197 families on the HCV list. When the HA has completed updating the list, it will open it to accept new applications for HCV assistance.

The most immediate needs of the residents of public housing and Housing Choice Vouchers are supportive services. Many Extremely Low-Income individuals have disabilities and high supportive service needs including help maintaining lease compliance with concerns involving housekeeping and sanitation. Many are single-parent households and are at risk of homelessness due to an inability to maintain employment related to transportation issues, childcare issues, or default on utility payments which is cause for termination of rental assistance. Supportive services can enhance the quality of life for residents, support independent living, and help address the barriers that can limit resident self-sufficiency.

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

The local HA maintains a 98% occupancy rate in public housing and a 100% utilization rate in the Housing Choice Voucher program. With 178 units of public housing and 519 Housing Choice Vouchers (not all of which are used in the City), the HA provides housing to 697 individuals and families. The City is also home to several privately owned HUD-subsidized properties that maintain a high level of occupancy and provide an additional subsidized housing units. The current poverty rate in the City is 30.8% - much higher than the state average of 12 - 13%. With an estimated population of 42,811 residents in the City, this equals 13,185 residents who live in poverty. Using the average household size of 2.56 individuals per household, this equals 5,150 families who need housing assistance and a little less than 1,000 units of subsidized housing to meet their needs. The housing needs of the low-income population within the City exceed current resources.

## **Discussion**

The local HA provides a valuable resource for low-income individuals and families in need of clean, safe, affordable housing. The HA provides high quality public housing at affordable rents. The buildings are in excellent condition and receive regular maintenance and quality improvements to ensure the safety, security, and comfort of the residents.

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

### Introduction:

Information regarding the nature and extent of homelessness in the City is provided by the Rockford/DeKalb/Boone and Winnebago County CoC and Hope Haven Homeless Shelter. The point-in-time count conducted in January 2019 identified 1 unsheltered homeless individual in the City. The City has a low unsheltered homeless population mostly consisting of individuals who refuse shelter services. There are also individuals who are doubled-up or couch surfing, currently incarcerated, and young children living with extended family members or friends who do not meet the HUD definition of homeless and are not included in this count. There are no rural homeless included as the grant defines the service area as within the corporate limits of the City.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	20	0	50	20	30	100
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	40	1	165	65	100	81
Chronically Homeless Individuals	5	0	25	10	15	0
Chronically Homeless Families	1	0	2	2	2	0
Veterans	4	0	10	10	10	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	1	0	2	2	2	0

Table 26 - Homeless Needs Assessment

**Data Source Comments:** Information from Home Haven Homeless Shelter and HMIS data

Indicate if the homeless population is: Has No Rural Homeless

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

Hope Haven does not serve the population of homeless persons in households with only children or unaccompanied youth. Data regarding other populations was provided, but the shelter does not have data on the estimated number of days persons experience homelessness for chronically homeless individuals, chronically homeless families, veterans, or persons with HIV. The estimated number of days persons experience homelessness for persons in households with adults only is averaged. The shelter reports single women experience an average of 97 days of being homeless and single men 65 days.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	51	0
Black or African American	39	0
Asian	1	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	7	0
Not Hispanic	93	0

**Data Source**

HMIS for Calendar Year 2019, based on 207 clients served in the Emergency Shelter 8% of clients identify as Bi-Racial.

**Comments:**

The above numbers are percentages of populations served.

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

There is a very low percentage of families of veterans who seek emergency shelter at Hope Haven. In 2019, no families of veterans requested services.

Of the 46 unduplicated individuals in families served at the emergency shelter, 65% were children and 35% were adults. Of the adults, 81% were female and 19% were male. 38% of adults had a history of domestic violence. Ages of adults were:

Between the ages of 18-24 years old - 6%

Between the ages of 25-34 years old - 44%

Between the ages of 35-44 years old - 32%

Between the ages of 45-54 years old - 12%

Between the ages of 55-61 years old - 0%

Age 62 or older - 6%

In addition:

25% had a diagnosed mental illness

13% were substance abusers

32% had a chronic health condition

19% had a physical disability

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

The homeless population served by racial and ethnic group is as follows:

39% African American

51% Caucasian

8% Bi-Racial

1% Asian

7% Hispanic

93% Non-Hispanic

In terms of homelessness, Black/African Americans experience homelessness at a much higher rate than other minorities. With only 14% of the local population being Black/African American, they are vastly over-represented in the population needing shelter services.

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

The City has a very low unsheltered homeless population. During the January 2019 annual "Point in Time" count, only 1 unsheltered homeless individual was identified. The individual was a white male with a diagnosed disability.

In 2019, there were 207 unduplicated sheltered homeless. The sheltered population consisted of 22% homeless families and 78% individuals, 86% adults and 14% children under age 18. Of the adults, 70% were male and 30% were female. In addition:

33% had a diagnosed mental illness

29% were substance abusers

25% had a chronic health condition

1% were HIV positive

3% had a developmental disability

10% had a physical disability

17% were between the ages of 18-24

28% were between the ages of 25-34

20% were between the ages of 35-44

19% were between the ages of 45-54

10% were between the ages of 55-61

6% were 62 years of age or older

### **Discussion:**

Although the majority of the population in the City is white, Black/African Americans experience the highest level of homelessness. Blacks, who are 14% of the total population, comprise 39% of the sheltered homeless. Of the individuals and families served at the local homeless shelter, it is estimated that 29% experience issues with substance abuse/addictions and 33% have a mental illness. Other factors contributing to homelessness include domestic violence, family issues, low wages, a lack of affordable housing, criminal backgrounds, and/or past evictions. The unsheltered homeless population in DeKalb is very low, with the local police identifying individuals in need and linking them to the CoC Coordinated Point of Entry to immediately begin services.

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

### **Introduction:**

Non-homeless special needs populations that require housing and supportive services include the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and individuals and families of low-income.

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

The U.S. Census Quick Facts July 1, 2018 Population Estimates list 8.7% of the population as being over the age of 65. This is an increase from the 2010 Census and is anticipated to continue growing as the "Baby Boomer" generation continues to age. Many live in low-/moderate-income neighborhoods in single-family homes that they have owned for many years; others reside in apartments that are distributed throughout the community. Income ranges from extremely low to well above median, and housing options reflect this by offering low-income subsidized properties for the elderly, market rate units, and one retirement community that caters to retirees of high income. Frail elderly are housed in a local assisted living facility or in one of three skilled nursing care facilities in the City. The retirement community for individuals with high income provides different levels of care including a skilled nursing facility, but it is for residents of that community only. Persons with disabilities of low income live in a subsidized high-rise that is owned and operated by the Housing Authority, accessible family units in public housing, and accessible units that are distributed among project-based Section 8 properties, market rate apartments with accessible features, or single family homes, both rental and owner-occupied.

Persons with alcohol and drug addiction live throughout the community and receive treatment on an outpatient basis. There are no inpatient addiction treatment facilities in the City, but there is a new recovery house for men in a neighboring community that is part of the services provided by County Drug Court. There is also a facility for women who are recovering from addiction that houses several women and their children as they transition back to community living. The City has a very low number of individuals who report having HIV/AIDS and most reside in the general community with services provided by the DeKalb County Health Department. More involved cases locate to neighboring counties where residential services for people with HIV/AIDS are available. As mentioned above, public housing residents are a mixture of the elderly, individuals with disabilities, and families with custody of minor children.

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

In general, there is always a need for additional affordable housing for seniors, people with disabilities, and individuals and families of low-income, as well as supported housing for the chronically homeless. The non-homeless special needs population tends to be of low-income, either living on a fixed income or



working at a low-wage job that cannot support the cost of market-rate housing. The City has several agencies that address the supportive services needs of these populations. The City provides both CDBG Public Services funding and City of DeKalb Human Services Funding to ensure services are available to meet residents' needs. The agencies that receive this support include Elder Care Services; RAMP, a Center for Independent Living that provides services and advocacy for individuals with disabilities; Children's Learning Center, where the City funds transportation from school to childcare so parents can work a full shift; CASA, the local court-appointed advocate for children in the judicial system; Hope Haven, the local homeless shelter; Safe Passage, the domestic violence shelter; and Voluntary Action Center, which provides transportation services on fixed routes, paratransit services for individuals with disabilities, Meals-On-Wheels nutritional support, and the Summer Meals Program for children.

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

There are very few individuals who are reported as having HIV/AIDS within the service area. HIV Medical Case Management through the Health Department is a voluntary program so enrollment is not an indicator of the number of HIV cases in the City. HIV cases are reported to the county where the individual was diagnosed, not the county where the individual resides. Determining the size and characteristics of this population is very inexact. Their needs are addressed by the DeKalb County Health Department. Services include emergency rent and utility assistance; nutritional assistance; legal services; medical transportation assistance; mental health services; oral health care; substance abuse services; outpatient/ambulatory medical care, and an AIDS drug assistance program. The HIV/AIDS population is integrated into the community. There are no specialized residential services for people with HIV/AIDS within the City.

**Discussion:**

Non-Homeless Special Needs within the City of DeKalb are addressed by a variety of agencies within the community. The City utilizes both CDBG funds and City of DeKalb Human Services Funds to support these services. The City collaborates with the various entities to ensure that services are available to address identified needs.

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

### **Describe the jurisdiction's need for Public Facilities:**

The City and surrounding community is home to numerous agencies that provide emergency and supportive services to local residents. These services address a wide variety of identified needs for DeKalb's special needs populations such as food, clothing, rental assistance, counseling, transportation, assistance with childcare, job training, and employment. These agencies include senior centers, homeless facilities, youth centers, neighborhood facilities, childcare centers, parks and/or recreational facilities, healthcare facilities, and mental health providers. The community places high priority on youth services, community centers, healthcare facilities, and childcare centers. Parks and recreation facilities and Senior Centers were ranked as medium priority.

### **How were these needs determined?**

As part of the planning process for the 2020 -2024 Plan, the City distributed a Community Needs Survey and asked residents to rank the priority of various activities including community facilities, infrastructure improvements, community services, neighborhood services, special needs services, businesses and jobs, and housing. The City received 158 responses, which represents 0.37% of the current estimated population. Respondents also included non-profit service providers and local elected officials. The rankings were compiled to identify a list of High and Medium Priority needs in each category. The survey also asked residents to list their top three concerns. The responses were grouped into general categories and counted to determine common themes.

### **Describe the jurisdiction's need for Public Improvements:**

Street and alley improvements, street lighting, and sidewalks improvements were determined to be priority needs in the community. The general infrastructure of the City is aging and showing signs of deterioration. Projects for the above public improvements will assist the City in updating its infrastructure and will improve low-/moderate-income neighborhoods.

### **How were these needs determined?**

The needs were determined by input obtained from the Community Needs Survey, the City's Public Works Department, the City Engineer, and the Streets Department.

### **Describe the jurisdiction's need for Public Services:**

Per the survey results, the City has a need for anti-crime programs, childcare services, mental health services, activities for youth age 12 to 18, domestic violence services, substance abuse services, employment training, senior services, services for people with disabilities, and fair housing activities. Transportation services, that were traditionally a top ranked need, have improved greatly with the merger of the City bus service and the Huskie Bus Line. The number of routes and hours of

service have increased, service is available seven days per week, and connections have been made to the industrial areas in the City and neighboring communities to allow individuals to seek employment opportunities in new locations and during non-traditional times such as 2nd and 3rd shifts and on weekends. There is also regular service to the closest Metra train station in Elburn. The City continues to partner with the regional transportation planning collaborative by providing City funds to continue the development of a stronger transportation system.

### **How were these needs determined?**

The needs were determined by the Community Needs Survey, public meetings, public hearings, and input from the local social services network.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City's housing stock consists of 62.4% rented and 37.6% owner-occupied dwelling units with additional capacity to house over 7,500 people in group quarters. The group quarters capacity includes 4,984 on-campus residence hall units. Of the rented units, approximately 69% are traditional multi-family units, 24% are single-family, and the remaining 7% are mixed use and rooming houses. The owned dwelling units consist of mobile homes (5%) and non-mobile homes (95%). Mobile homes are all located in one neighborhood.

Although the majority of dwelling units are rented, the highest concentrations of rented units are found in ten neighborhoods, nine neighborhoods if the NIU campus is excluded. Alternatively, 14 neighborhoods contain predominately owned dwelling units.

Both population and dwelling unit density tend to be higher in neighborhoods that have mostly rented units. The densest neighborhoods are adjacent to NIU and in the City center. As one might expect, neighborhoods with the youngest residents and lowest median household incomes are either on, adjacent to, or near the university. Neighborhoods with residents with median ages and higher median household incomes are located to the north and south.

More than one-half of all subsidized dwelling units are concentrated in one neighborhood. Housing Choice Vouchers are distributed more widely but nearly half of the vouchers are used in only two neighborhoods. The highest concentration of housing assistance is found in the neighborhoods close to NIU. These neighborhoods also report the highest number of quality of life issues and personal safety incidents.

Five neighborhoods have 50% or more of their housing stock built prior to 1940. These are located primarily in the city-center. Overall, the housing stock in DeKalb is in average condition. The condition of the housing varies by neighborhood. Some neighborhoods have very few issues with exterior condition, but several have a very high number of issues widely disbursed throughout the neighborhood. Neighborhoods with the highest number of exterior condition issues are located in the city-center which tends to be rental units, and among owner-occupied structures on the East and South sides. Most that are viewed as in need of major repair or are substandard are suitable for rehabilitation. There are several condemned single-family and multi-family structures in need of demolition.

The downturn in the economy and subsequent slow local recovery have resulted in an increase in single-family housing maintenance issues in lower income neighborhoods. Changes in ownership of several multifamily properties and the continued decline in enrollment at NIU have some landlords delaying

maintenance and/or decreasing rent rates in an effort to address the vacancies created by the smaller student population. Families are moving to an area of town once considered student housing in an effort to secure affordable rental units. This has resulted in an increasing number of families in an area of the City that was not designed to meet their needs.

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

### Introduction

The City has a variety of housing options at various price points in both owner-occupied and rental housing. The housing stock is approximately 40% owner-occupied and 60% rental. Rentals include single-family structures, duplexes, townhouses, small and medium size apartment buildings, large multi-family developments, and rooming/boarding houses. The high percentage of rental units is due to the presence of Northern Illinois University. Many of the apartments are located in the neighborhood closest to the university and were built as student housing for students who wished to live off campus.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	7,040	42%
1-unit, attached structure	1,770	10%
2-4 units	1,560	9%
5-19 units	4,120	24%
20 or more units	2,125	13%
Mobile Home, boat, RV, van, etc	310	2%
<b>Total</b>	<b>16,925</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	525	6%
1 bedroom	125	2%	1,840	21%
2 bedrooms	985	16%	3,870	45%
3 or more bedrooms	5,055	82%	2,455	28%
<b>Total</b>	<b>6,180</b>	<b>100%</b>	<b>8,690</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The Housing Authority owns and operates 280 units of public housing throughout the County (178 of which are located in the City), 12 Shelter-Plus Care units, 47 Shelter Plus Care vouchers, 25 VASH vouchers, one 26-unit facility for chronically homeless individuals with disabilities in partnership with the local homeless shelter, and 6 project-based vouchers for victims of domestic violence in partnership

with the local domestic violence shelter. HA programs are targeted to provide assistance to very low- and extremely low-income residents. The public housing program provides ADA accessible units for individuals with disabilities.

The City is also home to several privately owned HUD-subsidized properties that provide additional affordable housing. Colonial House serves seniors and individuals with disabilities. It is an apartment complex with 110 subsidized units. Barb City Manor has 69 apartments for the elderly and people with disabilities and accepts Housing Choice Vouchers. Greenbrier is a 16-unit facility for residents age 62 and older or those with a disability. University Village has 534 units and is project-based Section 8. It houses families with children, the elderly, and individuals with disabilities. Gideon Court is a 150-unit project-based Section 8 property that also houses families with children, the elderly, and individuals with disabilities. Edens Garden is a 92-unit IHDA funded property that accepts Housing Choice Vouchers. Heritage Woods of DeKalb is an assisted living facility that houses the elderly who need supported living services. It accepts Medicaid.

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

No losses to the inventory of subsidized affordable housing are anticipated in the foreseeable future. However, there is one property owner in the City who owns a substantial number of properties at a lower price point that are in substandard condition. The City has attempted to work with this owner with limited success. During the past year, two buildings belonging to this group were condemned following fires caused by arson. Approximately 200 individuals had to be rehoused following these incidents. One of these buildings remains condemned with no progress toward repair. There are also additional properties in this portfolio that have been cited for numerous code violations that impact the health and safety of the people who reside in them. If the property owners do not bring the buildings into compliance, it is possible the City may need to take action that will displace additional low-income individuals and families until the maintenance issues are resolved.

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

The demand for affordable housing exceeds local capacity. The Housing Authority maintains a Wait List for both Public Housing and Housing Choice Vouchers. At the present time, there are 2,477 individuals and families on the Public Housing Wait List and 582 individuals and families on the Housing Choice Voucher Wait List. The Housing Authority is in the process of a purge and update of its Housing Choice Voucher Wait List. When this is complete, it will reopen to new applicants.

There are also several privately-owned subsidized housing providers within the City. These properties maintain a high occupancy rate and have a certain degree of turnover that allows new participants to enter their housing programs. However, they are not always the housing of first choice for many families seeking assistance due to their location and the community's perception about the quality of housing they provide.

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

The needs for the area include additional subsidized units for large families and high-end housing for those with incomes exceeding 100% median area income. Only 8% of subsidized housing is made up of 3 bedroom units. This presents a hardship for large families with low income. There is also a lack of housing options for those with very high incomes. This has improved somewhat in terms of rental units due to one new development and two additional projects currently in progress. Single-family homes for high income households are present in the community, but new building has been very limited since the last recession.

Demand for affordable units that are accessible for people with disabilities remains an issue. The Housing Authority provides a number of accessible 1 bedroom units plus additional accessible units with 2 or 3 bedrooms in their family housing developments. Vacancies are rare. When an individual or family obtains one of these units, they tend to remain. This results in a high level of unmet need as people remain on the Wait List for openings.

### **Discussion**

The City offers a variety of housing options across various income levels to address a variety of housing needs. Much of the rental inventory within the City was designed for college students and is located near NIU. Due to the continued decline in enrollment, vacancies in this part of the City have increased. To offset this loss, some landlords have decreased rents to attract non-student renters. These units are located in student areas and are co-inhabited by college students whose social lives and lifestyle do not always mix well with those of families with children. Lower rents and higher vacancy rates have resulted in a decrease in routine maintenance in some properties, and the neighborhood lacks the amenities needed to support families.

The community has a number of subsidized housing options, but there is an insufficient number of units to meet the level of need. The City has a poverty rate much higher than the state average. There is great need for affordable housing within the community.

Likewise, there is an insufficient number of options for the highest income levels. Due to the downturn in the economy, new housing construction continues to be limited. Although there are some existing homes in the higher price range for sale, the 2014 DeKalb Housing Information Project identifies a lack of housing options for this income level.



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

### Introduction

HUD defines affordable as total housing costs that do not exceed 30% of household income. According to Quick Facts Census Data July 2018 Population Estimates, the City has an estimated population of 42,611 and an area median household income of \$41,009. The City has an estimated rate of 30.8% of persons below the poverty level. This equals to 13,124 people in poverty within the City. Using the average household size of 2.56, an estimated 5,126 households live in poverty. Using the affordability rate of 30% of income towards rent and utilities and the current Median Area Income, this would allow for \$12,303 per year or \$1,025 monthly for housing and utility expenses. The most recent (2013-2017) median home value is \$149,800.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	180,400	154,100	(15%)
Median Contract Rent	668	719	8%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	1,400	16.1%
\$500-999	5,765	66.3%
\$1,000-1,499	1,235	14.2%
\$1,500-1,999	235	2.7%
\$2,000 or more	45	0.5%
<b>Total</b>	<b>8,680</b>	<b>99.9%</b>

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	630	No Data
50% HAMFI	2,755	495
80% HAMFI	6,980	1,555
100% HAMFI	No Data	2,340
<b>Total</b>	<b>10,365</b>	<b>4,390</b>

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	683	769	996	1,437	1,692
High HOME Rent	635	720	958	1,234	1,356
Low HOME Rent	635	703	843	975	1,087

**Table 32 – Monthly Rent**

**Data Source Comments:** HUD 2020 FMR and HOME Rents

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

According to a March 2013 housing study done by the City and NIU, where an over and under supply analysis was completed to evaluate the number of owner and renter households, household incomes, and their ability to pay, there were five key findings: 1.) A potential under supply in owned dwelling units with fair market value greater than \$242,000, 2.) A potential over supply in owned dwelling units with fair market value between \$81,000-\$241,000, 3.) College students have a major impact on the supply of rented units despite their low household incomes, 4.) A potential over supply of dwelling units renting between \$500-\$1,249, 5.) A potential undersupply of rented dwelling units that rent for less than \$500 and more than \$1,250. However, simply analyzing the City's Census Quick Facts July 2018 Population estimate demonstrates 16,645 households within the City with a median income of \$41,009. Using affordability as 30% of income towards rent and utilities, that would allow for \$12,302 annually/\$1,025 monthly for housing expenses.

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

While home values/prices had previously been steadily declining, they are stabilizing but still low. Rents have increased. Affordability is determined by 30% of household income. Until there are a higher number of living wage jobs in the area, affordability will always be a factor. The National Low Income Housing Coalition 2019 Out of Reach Report estimates that an hourly wage of \$18.52 is necessary to support rent and utilities for a standard two-bedroom one-bathroom unit in DeKalb County. The estimated average wage for a renter is \$17.30. An individual working at minimum wage would need to work 85 hours each week to afford a modest one-bedroom rental at Fair Market Rent. Until this changes, affordability of housing will be an issue.

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

The area 2020 Fair Market Rents are as follows: \$683 for an efficiency; \$769 for a 1 bedroom unit; \$996 for a 2 bedroom unit; \$1,437 for a 3 bedroom unit; and \$1,692 for a 4 bedroom unit. The local landlords

association does not track the Area Median Rent, but overall, rents tend to be somewhat higher in the City than in the surrounding communities due to the increased demand for rental units by the student population of NIU who wish to live off campus.

## **Discussion**

According to a past housing study done by the City and NIU, there continues to be a shortage of rental housing options with rents under \$500 for people of very low income. There is an undersupply of housing in owned dwelling units with fair market values greater than \$242,000 and an oversupply in owned dwelling units with fair market values between \$81,000 and \$241,000. College students, although decreased in number, continue have an impact on the cost of rental units despite their low household incomes.

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

### **Introduction**

Overall, the housing stock in the City is in good to average condition depending on its location. Certain areas of the City have experienced a decline in property maintenance following the last recession. Properties that are deemed substandard are mostly suitable for rehabilitation. Only a small percentage of properties have been determined to be non-repairable. When this occurs, the City seeks legal recourse to demolish the structures to preserve neighborhood safety. The 2010 Census reported only 35 housing units in the entire City as "lacking complete plumbing facilities."

### **Definitions**

The City's Building Department provided the following definitions for "substandard conditions" and "substandard condition but suitable for rehabilitation" as identified by local code:

**Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50% of the market value of the structure before the damage occurred.

**Substantial Improvement:** Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

**1612.3 Establishment of flood hazard areas:** To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for (insert name of jurisdiction)," dated (insert date of issuance), as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of the section.

**(B) Substantial Damage:** For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its

before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

(B) Substantial Improvement: For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to assure safe living conditions, or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Substantial Structural Damage: A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system, in any direction and taken as a whole, have suffered damage such that the lateral load-carrying capacity has been reduced by more than 20% from its pre-damaged condition, or

The vertical load-carrying components supporting more than 30% of the structure's floor or roof area have suffered a reduction in vertical load-carrying capacity to below 75% of the International Building Code required strength levels calculated by either the strength or allowable stress method.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,695	27%	5,155	59%
With two selected Conditions	55	1%	250	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,435	72%	3,285	38%
<b>Total</b>	<b>6,185</b>	<b>100%</b>	<b>8,690</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,380	22%	1,225	14%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	1,410	23%	2,740	32%
1950-1979	2,180	35%	3,400	39%
Before 1950	1,215	20%	1,320	15%
<b>Total</b>	<b>6,185</b>	<b>100%</b>	<b>8,685</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,395	55%	4,720	54%
Housing Units build before 1980 with children present	1,074	17%	449	5%

**Table 35 – Risk of Lead-Based Paint**

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

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

As previously stated, the overall condition of the housing stock within the City is in good to average condition depending on location. Student housing is located closer to NIU and consists of publicly and privately owned dormitories, rooming houses, and multi-unit complexes. These units have frequent turnover. Small-unit rental housing includes homes that have been converted to apartments, single-family homes in non-rental areas, buildings with four units or less, and downtown buildings with second floor apartments. Most of these are in older neighborhoods and tend to rent for less than multi-family housing. If there is an absentee landlord, they tend to be in poorer condition. Often, the owners of smaller buildings live in one of the units and rent out the remainder. Properties tend to be better maintained when the owner lives on premises. Duplexes and other buildings with less than four units are available in both older and newer parts of the community. Many were built to house students and have four or five bedrooms. The majority of the stock of large multi-family housing units was built in the 1960's. Some properties have maintained their value due to high demand from both families and

students, depending on location. Other properties that cater to the student population have declined in value due to high vacancy rates and a lack of routine maintenance. Single family housing was built in stages starting in the mid-1800's. The oldest homes are located in the downtown area. The second tier of homes was built in the 1950's and 1960's and were the first "subdivisions" in the area. These are the neighborhoods where the majority of requests for housing rehabilitation assistance are located. The latest housing boom started in the late 1990's with the development of several high-end subdivisions. These homes are well maintained and not in need of rehabilitation assistance. During the 2000's, the City saw an increase in moderate to higher income single-family homes, moderately priced detached housing, and some high income condominium units. These are the newest housing additions to the community and are not in need of rehabilitation assistance. Since the most recent recession, construction of new housing has stalled. The construction of new housing units has been minimal.

The City does not track foreclosures, but they are across all price ranges and are distributed throughout various neighborhoods in the City. There are no designated areas of slum or blight but the City has several neighborhoods that are experiencing notable decline. Most foreclosed homes go back on the market and are sold or rehabbers recondition the property and place it up for sale. Foreclosures that are not suitable for rehabilitation are marked for demolition.

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

The 2011-2015 ACS and 2011-2015 CHAS shows 8,115 owner occupied and rental housing units that were constructed prior to 1979. The majority of these homes are found in established neighborhoods. Most of these properties are well maintained and, while they have a potential for lead hazard, risks are diminished depending on the level of maintenance. The number of children reported by the DeKalb County Health Department to have a high lead blood level is minimal, with only nine cases reported for the past calendar year. Of these cases, five children moved to the City from outside of the area and their lead levels are decreasing. Four are longer-term residents. Most reside in rental housing, many of which are older, and some are in disrepair. The owners of these units appear not to be informing tenants of the potential presence of lead based paint. The main areas of concern in these units are windows and doors. Tenants do not understand how their children acquired lead poisoning and are surprised when educated on how lead dust can enter the home via the windows. All residences with cases of locally-acquired lead poisoning were inspected and remediated. The environmental portion of the cases were followed by the Winnebago County Health Department. The Dekalb County Health Department handled the nursing portion and continues to monitor blood levels. With a recent new hire, the DeKalb County Health Department anticipates assuming the inspection and remediation plan responsibilities in the coming year. Although there is potential for lead-based paint hazards in the community, it is not a major issue at this time.

### **Discussion**

The housing stock in the City is in good to average condition depending on location. There are 8,115 units constructed prior to 1979. These units are mostly located in "subdivisions" that were developed in the 1950's and 1960's and multi-family developments and are located in the older sections of the City. Most of the homes built in the 1950's and 1960's are in the moderate-income price range and are well maintained by the owners. Many of the multi-family units of this age are student-oriented housing. Maintenance varies depending on the property owner. Other multi-family units are in project-based Section 8 or Low Income Housing Tax Credit complexes, and the owners of these properties have received federal lead-hazard abatement grants. The Housing Authority had done an assessment of its properties and found no evidence of lead-based paint. These factors contribute to a low incidence of lead-based paint poisonings in the community.

Areas of concern for lead-based paint hazard are addressed by the City's revitalization efforts, which include housing rehabilitation using lead-safe work practices. Every homeowner who participates in the Owner Occupied Housing Rehabilitation Program is advised of lead safe rehabilitation practices and receives printed information on the topic. All contractor's doing work on City housing rehabilitation projects follow the rules and regulations regarding working with lead based paint should there be any identified. Children within the City are routinely screened for unsafe lead levels and the Health Department distributes information and educational materials on this issue throughout the community.



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

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			280	564			28	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 37 – Total Number of Units by Program Type**

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

### Describe the supply of public housing developments:

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

Within the City there are 178 units of public housing. 150 are 1 bedroom units in a 16 story high-rise and 28 units are located in two family sites consisting of 2-3 bedroom units. The HA maintains between 98-100% occupancy and has a waiting list of approximately 2,477 households. Public housing units are in excellent condition.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Taylor Street Plaza (AMP1 - il0890001)	93c
Garden Estates (AMP1 - il0890002)	93c
Lewis Court (AMP2 - il0890002)	93c

Table 38 - Public Housing Condition

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

Units within the jurisdiction are in excellent condition. Unit turnarounds are done in a manner such that each unit is repaired and/or updated as needed to exceed decent, safe, and sanitary conditions and maintain a high occupancy rate. The 150-unit high rise is 50 years old and has had well over two million dollars in renovations. The HA is currently in the process of replacing the elevators at this property with an anticipated completion before the end of the first quarter of 2020.

The two family sites (28 units) are also in excellent condition. The HA adheres to a plan for preventative maintenance for all of its properties to ensure units are kept in optimal condition. The HA is a HUD high performer.

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

The HA takes a proactive approach to maintaining and improving the public housing properties within the City. Laundry facilities or individual laundry hookups are provided at all properties. Some complexes have playgrounds, community rooms, computer labs, and others have community gardens. The HA provides excellent maintenance to all of its housing. Details related to the properties in the City follow:

Taylor Street Plaza offers 1 bedroom apartments, is centrally located near downtown DeKalb, and offers the following amenities:

- 24x7 Emergency Maintenance Service
- Secured Building with Onsite Security System
- Onsite Property Manager M-F 8:30 – 4:30
- Computer Lab
- Onsite Library
- Community Room with Kitchen
- Onsite Laundry with Coin-operated Washers and Dryers
- Adaptable to Physically Disabled
- Hot Water Heat & Individual Air Conditioning Units
- Water, Sewer, Garbage, and Heat Paid by HACD

- Certain Pets Welcome with Deposit
- Smoke Free effective June 1, 2014
- Ample parking for residents and visitors
- Public transit: Bus

Garden Estates Apartments offers 2 and 3 bedroom apartments, is centrally located near downtown DeKalb and Tyler Elementary School, and offers the following amenities:

- 24x7 Emergency Maintenance Service
- Property Manager M-F 8:30 – 4:30
- Playground
- Laundry Hookups in each Apartment
- 4 Handicap Accessible Units
- Central Heat & Air Conditioning
- Certain Pets Welcome with Deposit
- Smoke Free effective June 1, 2014
- Ample parking for residents and visitors
- Public transit: Bus

Lewis Court Apartments offers 2 and 3 bedroom apartments, is centrally located near downtown DeKalb and Little John Elementary School, and offers the following amenities:

- 24x7 Emergency Maintenance Service
- Property Manager M-F 8:30 – 4:30
- Playground
- Laundry Hookups in each Apartment
- Individual Heat & Air Conditioning Units
- Certain Pets Welcome with Deposit
- Smoke Free effective June 1, 2014
- Ample parking for residents and visitors
- Public transit: Bus

The HA does not have funding for supportive services; however, the HA's management staff works with local human service providers to bring "in house" services to residents and/or to refer tenants to local social service agencies for services needed to foster self-sufficiency. Services and partnerships include: social interaction and basic nursing services through NIU's nursing program; kitchen usage for nutritional meals for low-income, elderly and disabled households by Voluntary Action Center; Life Skills training, meals, and support for residents by Hope Haven Homeless Shelter; a "social living group" designed to enhance residents' lives through connection by the Association for Individual Development; services to improve life and help to remove barriers for persons with disabilities by RAMP Center for

Independent Living; and HUD-VASH voucher assistance for homeless military veterans by Hines Veteran's Administration.

**Discussion:**

The Housing Authority of the County of DeKalb provides 178 units of well operated and maintained housing within the City of DeKalb. The HA is a HUD High Performer and the properties are maintained in a condition that exceeds HUD's standards for decent, safe, and sanitary conditions. The properties have a high occupancy rate and preventative maintenance is undertaken on a routine schedule to ensure the properties are maintained in excellent condition. The HA does not have funding for supportive services but meets these needs through collaborations with local social service agencies and partnerships with other entities to ensure the non-housing supportive needs of the residents are addressed. The City is fortunate to partner with an HA that provides high-quality housing for residents of low-income.

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

### Introduction

Emergency shelter for the homeless is provided by Hope Haven Homeless Shelter. This agency also provides permanent supportive housing for the chronically homeless who have disabilities. Safe Passage provides shelter and services for the victims of domestic violence. Youth Service Bureau provides services to homeless youth including temporary foster placement with relatives or in foster homes until the crisis is resolved. If the issue cannot be resolved, the youth is referred to the Illinois Department of Human Services for long-term foster placement. The community has a facility for housing the chronically homeless with long-term mental illness that is coordinated by the local Housing Authority and the local community mental health provider.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	14	0	0	2	0
Households with Only Adults	40	0	0	18	0
Chronically Homeless Households	0	0	0	26	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Information obtained from Hope Haven Homeless Shelter and HMIS data

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

Hope Haven has a clinical department consisting of a psychiatrist, therapists, a nurse, and case managers. The psychiatrist and therapists, which include a certified drug and alcohol counselor, provide mental health and addiction treatment. The nurse provides basic healthcare, education, and prevention services to the homeless. She also coordinates free health care assessments and evaluations with the local hospital and area clinics. Case managers assist the homeless with life skills, vocational skills training, referrals to community resources, and applying for mainstream benefits.

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

In the City, several agencies work together to provide services to the chronically homeless. Dresser Court is a 26-unit SRO that provides project-based housing subsidies and supportive services for chronically homeless individuals who have a disability. It is run in coordination with Hope Haven. Gurler Street Apartments is a 12-unit apartment complex that provides project-based rental assistance for 12 individuals. It provides permanent housing for chronically homeless individuals with long-term mental illness. It is run by a partnership between the HA and Ben Gordon Center. The HA partners with Hines Veterans Administration to provide HUD-VASH voucher assistance to homeless veterans. Youth Service Bureau provides interim foster placements for homeless unaccompanied youth. Safe Passage provides emergency shelter and transitional housing for victims of domestic violence and their children. The local homeless shelter serves all populations who are in need of emergency shelter and also provides permanent supportive housing for the chronically homeless within their facility. Hope Haven recently opened a home for unaccompanied youth to meet the needs of homeless residents under the age of 18.

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

### **Introduction**

The City works closely with local social service agencies. The agencies report an increasing number of special needs clients. The number of minorities, working poor, unemployed parents, and mentally ill clients seeking services continues to increase while funding for providers stays the same or decreases. The number of elderly continues to rise as the population ages. People with addictions, HIV/AIDS, and public housing residents all have a variety of special needs that require resources. In order to meet the ever-increasing need and provide adequate services, it is necessary for all parties to look for creative ways to utilize their current resources and identify new sources of funding.

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

The number of elderly across the nation is increasing as the "Baby Boomers" continue to age. DeKalb is no exception. The 2010 Census listed 7.5% of the population of the City as age 65 or older. The July 1, 2018 U.S. Census Quick Facts show this number has grown to 8.7%. This means there are approximately 3,707 individuals who are elderly within the City. There are a variety of housing options available for this population including rental units in a variety of price ranges, skilled care facilities, an assisted living facility, and a retirement community for individuals with high incomes. Many of the elderly continue to live in the homes they have owned for many years, although accessibility can become an issue as their health status changes. Individuals with disabilities live within the community in both owner-occupied and rental units including subsidized units in various apartment complexes within the city, skilled care facilities, and community-integrated living arrangements through the local developmental disability service provider. Persons with alcohol or drug addictions live within the community in the full range of housing options and receive outpatient treatment at the local mental health facility. There are no inpatient treatment facilities for chemical dependency within the City. Ben Gordon Center operates one transitional housing facility for women with drug and alcohol addictions. There is a recovery house for men located in a neighboring community that accepts referrals from the County Drug Court. Inpatient treatment options are located in other communities within a 60-mile radius of the City. Individuals with HIV/AIDS live in the community and can access all services offered to DeKalb residents. Most individuals with HIV/AIDS live with relatives and receive case management services and care from the Health Department. If medical needs become too great to remain at home, the Health Department connects them with residential services in other locations. Hospice services are available to individuals in private homes, local nursing homes, or at the homeless shelter. The Housing Authority offers its residents a variety of services including partnership with a local social service agency to provide social interaction; basic nursing services through NIU's nursing program; kitchen space and support for Voluntary Action Center's nutritional meals for low-income, elderly, and households where a member has a disability; RAMP Center for Independent Living services to increase independence and help remove barriers for

persons with disabilities; and Hines Veterans Administration HUD-VASH voucher assistance to homeless military veterans.

The population that continues to experience the most severe issues is the chronically homeless with mental illness or other disabilities. Mental illness is one of the major factors linked to instability and increased risk of homelessness. The CoC has addressed this issue by funding 12 of Supportive Housing for this population. Although this satisfies a portion of the present need, there is additional unmet need, as the current units do not vacate regularly but this population continues to experience issues in maintaining regular, non-supportive housing.

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

Local hospital social workers and discharge planners work with community social service agencies to meet the needs of individuals being discharged from their facility. Hope Haven Homeless shelter accepts homeless individuals and works to secure appropriate permanent housing for this population.

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

The City will continue to fund social service agencies that support at-risk populations who are not homeless but have other special needs. This includes City of DeKalb Human Services Funding and CDBG Public Services funding for services for the elderly, frail elderly, persons with disabilities including mental, physical, and developmental impairments, persons with alcohol and/or drug addictions, persons with HIV/AIDS, public housing residents, and any other groups that use social service agencies within the City.

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

The City will continue the community-wide collaboration to provide appropriate services by working with local social service agencies and continuing to fund them under the Public Service portion of CDBG and through City of DeKalb Human Services Funding.



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

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

The City has adopted building codes that ensure equally high standards for life safety in all newly constructed housing. While these codes might create additional costs (potentially creating a barrier to construction of affordable housing), they are only one element that effects the construction of additional affordable housing and residential investment.

Zoning within the City of DeKalb clearly defines lot sizes for new construction. Although the older code permitted home construction on lots as small as 4,000 square feet, the updated code is 6,000 square feet or higher for new construction of a smaller single-family residence. This limits the number of available lots that could support affordable single-family units. Many areas of the City are zoned Single Family Residential (SFR) which does not allow the construction of multi-family housing units. There are also occupancy restrictions within the code that limit the number of unrelated individuals living together, and other sections that limit the density of housing to no more than 12 dwelling units per acre. Present planning and zoning codes do not contain language that fosters the inclusion of affordable housing in new developments.

The City is approximately 60% rental properties. 14% of this rental stock is subsidized. There are members of the community who feel there are already too many rental units within the City. Recent decreases in student enrollment at NIU have resulted in increased vacancies in rental properties. Landlords do not wish to see any additional rental units constructed. There is also one large subsidized property that developed a bad reputation in the past and continues to be viewed as a center for crime and/or drug-related activity despite a change in ownership and rehabilitation of the entire property. This misperception has resulted in the belief that there are too many subsidized properties in the City. Some residents are fearful that additional affordable housing will attract more "outsiders" to the community. Although Census data identifies the presence of a large low-income population currently residing in the City, public sentiment does not support the creation of additional affordable units.

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

### Introduction

Community and Economic Development are complex community issues. Many factors are linked and effect each another. The availability of jobs, job training, adequate wages, childcare, and transportation are just a few. Job training is only helpful when it prepares an individual for a job that is available, that the person can get to, and is in a field that pays enough to cover the cost of living.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	111	3	1	0	-1
Arts, Entertainment, Accommodations	1,519	1,556	13	17	4
Construction	563	379	5	4	-1
Education and Health Care Services	2,078	1,266	18	14	-4
Finance, Insurance, and Real Estate	633	543	6	6	0
Information	204	384	2	4	2
Manufacturing	1,693	1,003	15	11	-4
Other Services	535	512	5	6	1
Professional, Scientific, Management Services	739	176	6	2	-4
Public Administration	0	0	0	0	0
Retail Trade	1,947	2,591	17	29	12
Transportation and Warehousing	600	417	5	5	0
Wholesale Trade	753	257	7	3	-4
Total	11,375	9,087	--	--	--

**Table 40 - Business Activity**

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

## Labor Force

Total Population in the Civilian Labor Force	23,385
Civilian Employed Population 16 years and over	20,365
Unemployment Rate	12.91
Unemployment Rate for Ages 16-24	38.63
Unemployment Rate for Ages 25-65	6.91

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	4,190
Farming, fisheries and forestry occupations	1,025
Service	2,740
Sales and office	5,325
Construction, extraction, maintenance and repair	990
Production, transportation and material moving	1,040

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,030	75%
30-59 Minutes	2,890	15%
60 or More Minutes	1,850	10%
<b>Total</b>	<b>18,770</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	495	160	290
High school graduate (includes equivalency)	2,365	415	775
Some college or Associate's degree	4,550	295	1,170

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	5,215	305	1,015

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	35	75	125	190	200
9th to 12th grade, no diploma	440	290	115	145	330
High school graduate, GED, or alternative	2,525	1,000	720	1,840	1,260
Some college, no degree	8,140	1,365	970	1,740	690
Associate's degree	1,530	670	455	820	120
Bachelor's degree	1,135	1,985	885	1,270	495
Graduate or professional degree	120	845	520	1,035	655

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,462
High school graduate (includes equivalency)	30,471
Some college or Associate's degree	70,747
Bachelor's degree	83,980
Graduate or professional degree	54,564

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

Education and health care services are the major employment sectors in the area, followed by retail, manufacturing, arts, entertainment, and accommodations. The City is home to Northern Illinois University, which traditionally has been the largest employer in the County. This is followed by Northwestern Medicine Kishwaukee Hospital and Health Systems, which is becoming a hub for medical care in the area. The next highest category of employment is retail, which offers a high number of available jobs, but pay rates are low. DeKalb also has a long history of manufacturing and continues to

be a center for this activity. Because DeKalb is the largest population center in the County, the majority of arts, entertainment, and accommodations jobs are located within the City.

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

Based on information contained in "DeKalb County Thriving! Comprehensive Economic Development Strategy (CEDS) for DeKalb County 2018-2023", the DeKalb County area has numerous resources and is a prime area for future development. However, a recent survey of industry hiring practices indicates most open positions require a high school diploma or certificate, and local companies are finding a limited pool of qualified candidates. There are a significant number of businesses in the area that are utilizing employees that will retire in the next ten years and there are not enough "skilled" younger workers available to fill these positions. The higher the level of skill required, the longer it takes employers to fill a position. The biggest obstacles encountered in hiring are lack of training/skills/experience followed by lack of follow through or dropping out of the hiring process, and issues with background checks/drug screens. One option for additional employment support is additional workforce development opportunities and/or skills training for local graduates.

A recent DeKalb County Economic Development Corporation (DCEDC) Industry Hiring Practices Survey indicates employers are mostly looking to fill positions for replacement staff or retiring employees. The biggest challenges to successful hires are a limited candidate pool and/or a limited response to hiring efforts. Comments regarding recent hiring experiences include issues with a lack of skills in resume writing, interviewing skills, and incomplete applications. Employers report it is hard to retain NIU graduates in the community and not as many people are moving into the area to take entry level positions. Positions that require a specialized skill set are harder to fill. Employers have to look outside the area for recruitment and have to increase salary compensation to attract candidates who are more interested in working in the metropolitan Chicago area than in driving to DeKalb. The survey identified three major options for support:

- County-wide job posting board where all area jobs could be posted
- Additional workforce development opportunities and/or skills training for local graduates
- Regular networking opportunities or roundtable sessions for local employers to learn more about local workforce recruitment and recruitment best practices

Regarding infrastructure, DeKalb does not have significant needs for infrastructure beyond repair of the existing area. There is a substantial fiber optic presence, DeKalb is located on a major interstate and has a large capacity for growth.

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

DeKalb offers a variety of business parks that are poised for future development. Sites are located in close proximity to the I-88 Peace Road Interchange in the center of the I-39 Logistics Corridor along the Union Pacific Railroad. They are within a mile of DeKalb Taylor Municipal Airport and within one hour of Chicago O'Hare, Rockford, and Midway Airports. High voltage electricity, redundant fiber, and interstate access offer ample opportunities for future development. At the present time, the City is in negotiations with a large manufacturing and distribution company at one of the open sites. If this project is realized, there is potential for 1,000 additional jobs to be added to the local economy.

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

Being a college town, DeKalb has a high population of residents with some college education, up to and including graduate or professional degrees. These individuals are working in education, healthcare, and higher-level employment positions in the community. The largest share of available positions is Retail (29%), which require fewer qualifications but rarely provide an adequate living wage. For individuals with a high school diploma or less, additional training and education are needed to ensure access to suitable employment opportunities that can provide a living wage.

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

The local high school, Illinois WorkNet, and Kishwaukee Community College have workforce training initiatives that are available to the citizens of DeKalb. These programs represent a community-wide effort to prepare local students and unemployed adults to meet the workforce needs of the community now and into the future by training individuals with the job skills they need to secure employment and ensure quality staff for local businesses.

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

Yes

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

The DeKalb County CEDS was created in 2018 to provide a framework for future economic development. The major industries targeted in the CEDS include logistics, agriculture, and technology based-companies and start-ups. The plan is based on community assets and includes plans to create a county-wide business climate that contributes to success, to brand and promote the "DeKalb County

Experience" that focuses on the County's unique assets, and to collaborate countywide to maximize the economic health of all communities in DeKalb County.

The City receives a small CDBG entitlement grant. The funds from this grant are used to support smaller scale infrastructure improvements and services that benefit low-income residents of the City. The City Manager and the City's Community Development Department work in close partnership with their County partners and the local economic development organization to support regional plans and initiatives to positively impact local economic growth.

## **Discussion**

Per the 2013-2017 ACS 5-Year Estimates, unemployment in the City is 11.8%. The City was hit hard by the economic downturn in 2008 and continues to struggle to return to normalcy. Illinois had one of the highest unemployment rates in the entire nation during the recession. Although the area is beginning to recover, progress is slow. DeKalb is in need of a trained workforce that is skilled and capable of filling available jobs to support further economic recovery.

DeKalb is ready for recovery, has large capacity for growth, and the infrastructure to support it.

## **MA-50 Needs and Market Analysis Discussion**

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

Housing stock in DeKalb tends to be of average to good condition. Owner-occupied single-family properties with multiple housing problems are dispersed throughout various neighborhoods within the City. There are no designated areas of slum or blight conditions in residential neighborhoods.

Issues with multi-family housing tend to be concentrated in the northwest sector of the City. This neighborhood is in close proximity to NIU and was originally built as student housing. Continued decreases in enrollment at NIU have resulted in higher vacancies in this neighborhood. Landlords have decreased rents to attract non-students to the area and deferred maintenance has resulted in a decline in the condition of some properties. Low-income families have moved into the area seeking affordable housing. This has resulted in a mix of populations with differing needs and lifestyles. The neighborhood was built for students who were linked with the university and depended on university resources for healthcare, recreation, and access to food. Families are now located in an area with limited green spaces, no access to a grocery store, and limited access to the goods and services families rely on for survival.

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

The City is a predominantly white community as determined by the most recent U. S. Census. There are two neighborhoods in the City that have a higher racial or ethnic concentration than the City at large. One is predominantly Black/African American and is located in the northwest sector of the City. The other is predominantly Hispanic and is located on the east side. Both areas are considered low- to moderate-income areas.

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

The predominantly Black/African American neighborhood is an area comprised of mostly rental units. The businesses in the area are small retail operations that cater to college students. There are a variety of fast food restaurants, gas stations, two liquor stores, and several convenience marts. There is limited access to groceries, especially fresh foods. There are several churches in the area that provide services to low-income residents including a food pantry.

The predominantly Hispanic neighborhood is comprised of both rental units and owner-occupied single family homes. This neighborhood is a cultural hub for the Hispanic population and contains businesses, churches, and community centers that speak Spanish. There are several small markets that provide groceries and fresh food items, a bakery, and a Mexican restaurant.



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

Yes. The predominantly Black/African American neighborhood is located in close proximity to NIU. The university offers opportunities for continued education and personal development. It also provides volunteers for numerous projects in the area. The area is well served by public transportation that provides access to goods and services not available in the neighborhood and transportation to employment opportunities. The area is served by several churches that offer free food distributions, homework assistance for low-income children, free community dinners for residents in need, and safe recreational activities for minority youth.

The predominantly Hispanic neighborhood contains a Women's Center, a Hispanic Community Center that provides services to local residents, stores, restaurants, and parks. Many of the businesses speak Spanish and are gathering spots for members of the community. Local churches offer church services in Spanish and provide assistance to residents in need. There is a strong community identity.

There is one asset that both neighborhoods have in common - people. Residing in both neighborhoods are current leaders and potential leaders who understand their communities. They recognize that most residents want to live in a safe neighborhood, raise their families, and be successful. These leaders advocate for their residents and provide a clear voice that shares the needs and concerns of their communities.

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

Yes. The neighborhood close to NIU could benefit from the construction of a full-scale grocery store to serve the residents of the area. It would also benefit from the development of a neighborhood-based entity that fosters development and provides a location for services of benefit to residents.

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

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

U.S. Census Quick Facts (2014-2018) estimate 93% of households in the City have a computer and 86% have a broadband internet subscription. The number of households with computers is not surprising in a college town where many residents are students. The number is increased by programs in the local school district that provide a computer for each student for schoolwork. For those households without a computer, the local library and several subsidized housing properties have computers on-site for resident use.

Broadband wiring and services have increased in the City in recent years. The presence of the university was a major driver in bringing fiber optic to the community. Several years ago, service was available from a single provider. There are now three companies that offer broadband connections in a variety of packages at various prices.

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

The City is currently served by three broadband Internet service providers. Not all companies serve all areas of the community. Services were initially offered only in higher income neighborhoods. There are now services available in most areas of the City, but cost can be an issue for residents of low income. The City has addressed this issue by offering free Wi-Fi access in the downtown area, and a public facilities project to provide free Wi-Fi access in the northwest sector of the City is in progress.

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

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

The City's major exposures to natural hazard risks are tornados and flooding. Northern Illinois is subject to tornados and strong storms in the Spring and Summer. It is anticipated that climate change could increase this risk. Flooding has occurred when high rates of rain have caused the Kishwaukee River to overflow its banks. The river winds through town and has the potential to impact several neighborhoods.

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

The risk for tornado damage cannot be quantified. Tornados, by their nature, strike in no predictable pattern. The storms manifest during certain storm conditions, but the land strike and travel pattern cannot be predetermined. Tornados are a common risk in all communities in the rural portions of the Midwest.

Flooding has occurred from time to time and is more predictable in nature. Storms with rapid onset of high volumes of rain cause water levels to rise quickly. There are several low-lying areas of the City that are subject to potential flooding and are categorized as flood plain. The City has made every effort to limit construction in these areas and successfully completed a flood plain buy-out program to move residents out of high risk areas.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan for 2020 through 2024 identifies services available, gaps in services, and priority needs for homeless persons, persons with special needs, affordable housing, and community and economic development. It also identifies strategies to be undertaken to provide new or improved availability/accessibility, affordability and sustainability of decent housing, suitable living environments, and economic opportunities principally for low- and moderate-income persons.

In order to determine priority needs for low-/moderate-income residents, the City used information obtained from an updated Housing Study done in collaboration with the Center for Governmental Studies at NIU, information obtained from the research used in the creation of the Annie Glidden North Revitalization Plan, a review of the DeKalb County CEDS and DCEDC Industry Hiring Practices Survey, and input received during a series of community meetings conducted by the City and/or the Housing Authority of the County of DeKalb. Needs were also identified via a Community Needs Survey that was available to all residents of the City and from input collected from social service agencies who are provided funding through the Public Services portion of the CDBG funds. Certain needs are consistently identified and discussed as priorities for the community. The list includes:

- Affordable Housing
- Fair Housing
- Rental assistance for individuals at risk of homelessness
- Improvements to substandard housing
- Additional emergency shelter beds
- Adequate food for low-income individuals and families
- Additional housing options for seniors with special needs
- Information on the availability of subsidized and supportive housing
- Workforce skills training that meets the needs of local employers
- Expanded employment opportunities at jobs that pay a living wage
- Continued enhancements to the public transportation system
- Access to affordable healthcare, dental care, and mental health services
- Increased availability and affordability of childcare
- Safe and healthy activities for Youth age 12 to 18
- Information on available community and social services programs
- Easier access to community services

There are a variety of reasons why the community is unable to meet the identified needs of its residents. Primary among those reasons is a lack of funding. Local agencies struggle to meet community

needs and provide needed services due to limited resources. Residents may not know that certain services exist. The City strives to identify the most appropriate uses of CDBG funding to positively impact the needs of low- and moderate-income residents.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Annie Glidden North
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This neighborhood is located in the northwest corridor of the City from Lincoln Highway (IL Route 38) north on Annie Glidden Road to Dresser Road, and to both the east and west, all within the corporate limits of the City.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The area is comprised of mostly multi-family rental units that were initially constructed as student housing. Recent decreases in enrollment at the university have resulted in an influx of families moving to the area. Businesses consist of small retail operations, fast-food outlets, convenience stores, and liquor stores. The condition of some multi-family properties has deteriorated and impacts the desirability of the neighborhood.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This area was the subject of a major community study. The collaboration resulted in the Annie Glidden North Revitalization Plan, which details the redevelopment goals for this area of the City.

	<p><b>Identify the needs in this target area.</b></p>	<p>The study identified a number of needs that were organized into four priorities:</p> <ul style="list-style-type: none"> <li>• Transportation</li> <li>• Community Services</li> <li>• Neighborhood Safety and Security</li> <li>• Housing and Commercial Development</li> </ul> <p>Each priority includes a range of public and private implementation projects. The highest priority projects are:</p> <ul style="list-style-type: none"> <li>• Establish a Community Food and Education Center</li> <li>• Creation of a Community Development Corporation to focus on implementation of revitalization efforts</li> <li>• Implementation of safety improvements</li> <li>• Identification of local transportation improvements</li> <li>• Creation of a Community Center program</li> <li>• Establishment of a walk-in clinic or urgent care facility</li> <li>• Creation of a Hillcrest/Blackhawk Focus Area prioritizing mixed-use development</li> <li>• Development of streetscape and gateway improvements for the Greek Row Area</li> <li>• Creation of a Lucinda Focus Area prioritizing redevelopment</li> <li>• Redesign of Welsh Park</li> </ul>
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	<b>What are the opportunities for improvement in this target area?</b>	There are ample opportunities for improvement including bringing a healthy food source to the community, fostering the development of new businesses to increase access to a wider range of goods and services, improving neighborhood safety by installing lighting and other security improvements, identifying and implementing transportation improvements, increasing access to health care, increasing housing choices, improving the identity and perception of the neighborhood, and improving green spaces and the local park.
	<b>Are there barriers to improvement in this target area?</b>	Barriers include a negative perception of the neighborhood and the people who reside there. Businesses are hesitant to locate in this area and some local residents are not supportive of investing in this neighborhood. Identifying funding sources for the needed improvements will also be a challenge.
<b>2</b>	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	



	<b>Are there barriers to improvement in this target area?</b>	
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### **General Allocation Priorities**

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

The City of DeKalb does not have HUD-designated Neighborhood Revitalization Strategy Areas. All CDBG funded programs are available City-wide. The City recently completed a study and revitalization plan for the Annie Glidden North Neighborhood in the northwest portion of the City. This area of the City contains the highest percentage of rental units and the highest percentage of low income residents. The City is designating this area of the City as a Local Target Area for use of CDBG funds in the new Plan commencing in 2020.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Owner Occupied Housing Rehabilitation Program Optional Relocation Assistance

	<b>Description</b>	Affordable Housing continues to be a need. The most efficient and practical way to address the issue with limited funding is through the residential rehabilitation program designed to maintain the current aging housing stock. Matrix Code is 14A. The current stock of owner-occupied housing continues to age, requiring more expensive repairs that are out of reach for low- to moderate-income homeowners. The City will continue to offer the Owner-Occupied Housing Rehabilitation Program to single-family and duplex owners to provide small grants and no-interest loans to assist residents in maintaining safe, affordable places to live.
	<b>Basis for Relative Priority</b>	There is a lack of affordable housing in DeKalb. The City's housing stock is aging and repairs costs have increased, making the maintenance of homes owned by low- to moderate-income residents increasingly difficult. Rehabilitation of existing units through the residential rehabilitation program will help maintain and improve the current stock of affordable housing.
2	<b>Priority Need Name</b>	Non-Housing Community Development/Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	City Wide Annie Glidden North
	<b>Associated Goals</b>	Public Facilities/Improvements
	<b>Description</b>	The City has aging streets, water systems, drainage systems, parks, and sidewalks throughout the community in many low-/moderate-income areas. There are also neighborhoods that lack adequate lighting to provide safety and security for residents and there are low-/moderate-income areas of the City that do not provide broadband access to their residents. CDBG funding, along with General Revenue Funds, TIF Funds, and community partners will allow these projects to make a significant impact on the community's low- to moderate-income neighborhoods. Matrix Codes to be addressed: 03, 03E, 03F, 03I, 03J, 03K, 03L

	<b>Basis for Relative Priority</b>	The City has a great need for improved streets, sewer and water systems, flood/drainage improvements, increased lighting, and sidewalk maintenance to meet accessibility requirements. There is also a need for increased access to broadband services. Based on the size of DeKalb and the size of the entitlement grant, it is important to select projects that result in substantial impact on the community.
<b>3</b>	<b>Priority Need Name</b>	Demolition
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	City Wide Annie Glidden North
	<b>Associated Goals</b>	Demolition
	<b>Description</b>	The City has a number of abandoned and/or condemned single-family and multi-family residential properties and other condemned properties that present a safety hazard within the community. The properties are scattered through various neighborhoods on a spot basis. The City will demolish these properties and clear the lots for a future uses to be determined. Removal of the dilapidated structures will enhance neighborhood safety, security, and property values.
	<b>Basis for Relative Priority</b>	The City has identified a number of abandoned and/or condemned properties. These properties are a blight in their respective neighborhoods and present a safety risk in terms of the hazards presented by both the physical structures and as attractive nuisances that can become a location for criminal activity. The City proposes to demolish these structures to increase neighborhood stability and safety. The derelict structures will be removed and the lots will be restored to vacant land with future uses to be determined at a later date.
<b>4</b>	<b>Priority Need Name</b>	Non-housing Community Development/Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Public Services Program
	<b>Description</b>	The City funds several agencies through the CDBG Public Services Program. The services provided vary and cover areas of concern that were identified by the public survey and consultations. Services provided include transportation, emergency overnight shelter and advocacy for victims of domestic violence, homeless prevention and emergency shelter, services for the elderly and frail elderly, and access to childcare.

	<b>Basis for Relative Priority</b>	Public service funding is a high priority because it allows CDBG funds to be used to address areas that were to be determined to be of concern and of high priority by the citizens and agencies within DeKalb. The funded agencies serve individuals with special needs including the elderly, the homeless, children, and victims of domestic violence. Public Services funding is leveraged by City of DeKalb Human Services Funds and has a substantial impact within the community.
5	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Public Services Program Optional Relocation Assistance
	<b>Description</b>	Eliminating homelessness was determined to be a priority need in DeKalb. This need is primarily addressed by the CoC and other funding sources.
	<b>Basis for Relative Priority</b>	Eliminating homelessness is a priority in DeKalb. The City provides financial support to Hope Haven, the area homeless shelter, and Safe Passage, an emergency shelter for women who are victims of domestic violence, through the Public Services Program and City of DeKalb Human Services funding. The majority of funding support for homeless prevention services, outreach, emergency and transitional housing, and rapid rehousing comes from the local CoC and state and federal grants.

6	<b>Priority Need Name</b>	Transportation Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	City Wide Annie Glidden North
	<b>Associated Goals</b>	Public Services Program
	<b>Description</b>	The City has a public transportation system, including a demand-response bus service for the elderly and people with disabilities, during traditional and non-traditional hours. Fixed-route public transportation is provided at a reasonable cost and offers a range of routes within the City. Recent improvements in the system now offer transportation service outside of City limits and in surrounding communities where there are industrial areas with high paying jobs. The system also offers bus routes to the closest Metra Rail connection.
	<b>Basis for Relative Priority</b>	Funding to support transportation is provided by Federal and State sources. The City provides staff to manage the area transportation system and continues to participate in the DeKalb/Sycamore Area Transportation Study to ensure the transportation needs of the area are identified and addressed.
7	<b>Priority Need Name</b>	Workforce Job Skills Training

	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City Wide Annie Glidden North
	<b>Associated Goals</b>	Public Services Micro-Enterprise Assistance
	<b>Description</b>	Workforce skills training was determined to be a priority by employers in DeKalb. Local employers report difficulty filling open positions due to the lack of a skilled workforce, lack of follow-through with the job application process, and inability to pass drug testing and/or background checks.
	<b>Basis for Relative Priority</b>	Workforce skills training is currently provided by the local high school, the Illinois WorkNet Center, and Kishwaukee College. Northern Illinois University offers degree programs that prepare students for future employment. These entities provide education, training, and in some cases, funding to enhance job skills and prepare residents for employment.
8	<b>Priority Need Name</b>	Optional Relocation Assistance
	<b>Priority Level</b>	Low



	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Other
	<b>Geographic Areas Affected</b>	City Wide Annie Glidden North
	<b>Associated Goals</b>	Optional Relocation Assistance
	<b>Description</b>	The City is investigating the creation of an Optional Relocation Assistance Program not related to CDBG acquisition/activities to provide limited relocation assistance to very-low (50% AMI) and extremely-low (30% AMI) income residents when City action results in the condemnation of substandard rental properties. The fires that occurred in 2019 revealed a need for some form of assistance to help very-low and extremely-low income renters move to new housing when a building is no longer habitable. Assistance would be limited to a very short-term stay in a hotel when no other resources are available and possible limited assistance with moving expenses to assist low-income renters to move to more suitable housing. At this time, this is a goal, but the program will not be funded until program policies and procedures are defined and approved by both City Council and HUD.
	<b>Basis for Relative Priority</b>	The priority for this goal remains low. Other community resources are available for disasters and were able to assist with the fires that occurred in 2019. The City is investigating creating a program that would provide limited assistance to very low- and extremely low-income renters when City action not related to CDBG activities causes a temporary or permanent displacement.

### Narrative (Optional)

The City is a small community. Although it experiences a variety of needs, many, like homelessness, are addressed by other funding sources. The major focus of CDBG funding is the rehabilitation of existing housing units to preserve the stock of safe, affordable housing; public facilities to provide infrastructure improvements in low- and moderate-income neighborhoods; Public Services to provide the supportive services needed to address the non-homeless community needs identified as issues for the target populations within the City, and Demolition to decrease the presence of abandoned/condemned buildings on a spot basis.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	No new TBRA projects are anticipated.
TBRA for Non-Homeless Special Needs	The Housing Authority of the County of DeKalb provides HCV, Shelter Plus Care, and VASH vouchers to eligible residents. No new TBRA vouchers are anticipated.
New Unit Production	No new unit production is planned. Development has been slow since the downturn of the economy and has not recovered yet.
Rehabilitation	The City will continue to invest in the Owner Occupied Housing Rehabilitation Program to maintain the stock of clean, affordable, safe housing within the City.
Acquisition, including preservation	There are no plans for acquisition, including preservation, at this time.

**Table 49 – Influence of Market Conditions**

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

### Introduction

The City utilizes a number of funding sources for area projects. There are currently two Tax Increment Financing (TIF) Districts in DeKalb. One is scheduled to close in 2020. TIF funds can be used for a variety of projects and are used when projects meet the program criteria. The City's General Fund supports organizations and projects throughout the community. The City leverages funds for CDBG projects with other City resources. The City receives State of Illinois transportation grants that support a number of independent projects.

### 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	615,444	1,015,444	1,600,000	Prior year resources represent funds that were not expended prior to the end of 2019 grant year.
General Fund	public - local	Public Services	150,000	0	0	150,000	600,000	The City of DeKalb provides an additional \$150,000 in General Revenue Funds for Public Services.

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	Housing Other	50,000	0	0	50,000	0	The City provides \$50,000 in TIF Funds to be used the rehabilitation of owner-occupied homes in the TIF District. TIF #1 closes in 2020.

Table 50 - Anticipated Resources

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

In addition to CDBG funds, the City will contribute General Revenue funds, TIF funds, and other City funds to satisfy matching requirements and support projects that meet the needs identified in the Plan.

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

The City owns a number of parcels within the jurisdiction, but at this time, none have been designated for use to address the needs identified in the Plan.

**Discussion**

The City addresses priority needs using various funding sources. Public Services and Public Facilities receive funding from the City's General Fund, Water Fund, MFT Fund, and TIF Funds. CDBG funds address and support the most urgent needs through targeted programs. The City will implement the programs described in the Plan to maximize investments from all funding sources.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CHILDREN'S LEARNING CENTER	Subrecipient	Non-homeless special needs Public Services	Jurisdiction
ELDER CARE SERVICES	Subrecipient	Non-homeless special needs Public Services	Jurisdiction
HOPE HAVEN OF DEKALB COUNTY, INC.	Subrecipient	Homelessness Public Services	Jurisdiction
SAFE PASSAGE	Subrecipient	Homelessness Non-homeless special needs Public Services	Jurisdiction
VOLUNTARY ACTION CENTER (VAC)	Subrecipient	Non-homeless special needs Public Services	Jurisdiction

**Table 51 - Institutional Delivery Structure**

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

The greatest strength of DeKalb's social service delivery system lies in the high level of communication between agencies and a common agreement to avoid duplication of services. This leads to a continuum of care for persons in need. The most significant gap for social service delivery is due to a lack of funding, many agencies are not able to provide assistance to all persons in need. While there is a level of service to address most identified needs, additional funding is needed. For example, agencies which provide emergency rental and utility assistance funds often expend all of their resources within days of the beginning of each month and have no funds left to assist additional at-risk families. This gap is a matter of economics and can only be filled with increased funding for agencies.

The City has limited the number of Public Services subrecipients who received CDBG funds. A number of past subrecipients that provide essential services were transitioned to City of DeKalb Human Service Funding which has a larger allocation of funding. This has allowed the City to allocate a higher level of CDBG funding to fewer agencies to increase outcomes and enhance impact.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

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

The City has a wide range of community services that are available to homeless persons and persons with HIV, as well as to the general population of the community. Agencies that work with the homeless and HIV population make referrals to general community service agencies when it is not a service they can provide. Services could include referrals for housing, benefit assistance, education, healthcare, legal assistance, childcare services, advocacy, mental health counseling, job and life skills training, utility assistance and transportation.

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

The strengths of the current service delivery system include a community-wide collaboration that places a strong emphasis on meeting the needs of the homeless and special needs populations. The Community is a member of the Rockford/DeKalb/Boone/Winnebago CoC that focuses on homelessness.

The gaps in the system are a lack of affordable housing for very low-/low-income individuals and families and waiting lists to obtain subsidized housing. Individuals with fixed incomes (elderly and people with disabilities) or households that live below the poverty line are most effected by the lack of affordable and/or subsidized housing.

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

The community and its local social service agencies are focused on ways to bring additional funding and resources to the area. Hope Haven is a member of the CoC and applies for all applicable funding to provide homeless services. The local Housing Authority is focused on providing high quality subsidized housing and remains actively engaged in searching out alternative funding sources for improvements and programs. Although there are no firm plans for future low-income housing development at this time, the Housing Authority is researching current needs and available resources to meet the affordable housing needs of the community.

## 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	Owner Occupied Housing Rehabilitation Program	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$420,000 Tax Increment Financing: \$50,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Public Facilities/Improvements	2020	2024	Non-Housing Community Development	City Wide Annie Glidden North	Non-Housing Community Development/Public Improvements Non-housing Community Development/Public Services	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Demolition	2020	2024	Demolition	City Wide Annie Glidden North	Demolition	CDBG: \$500,000	Buildings Demolished: 5 Buildings



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services Program	2020	2024	Homeless Non-Homeless Special Needs	City Wide Annie Glidden North	Non-housing Community Development/Public Services Homelessness Transportation Services	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Micro-Enterprise Assistance	2021	2024	Economic Development	City Wide Annie Glidden North	Workforce Job Skills Training	CDBG: \$0	Businesses assisted: 4 Businesses Assisted
6	Administration/Planning	2020	2024	Administration	City Wide Annie Glidden North		CDBG: \$450,000	
7	Optional Relocation Assistance	2020	2024	Affordable Housing Homeless Optional Relocation Assistance	City Wide Annie Glidden North	Affordable Housing Homelessness Optional Relocation Assistance	CDBG: \$0 General Fund: \$0 Tax Increment Financing: \$0	Homelessness Prevention: 0 Persons Assisted

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Owner Occupied Housing Rehabilitation Program
	<b>Goal Description</b>	Combination grant/loan program provides very low-/low-income property owners assistance with repairs such as roof replacement, window replacement, electrical upgrades, plumbing upgrades, energy efficiency improvements, and heating improvements. Provides persons with disabilities assistance for accessibility modifications to owner-occupied or rental units. Repairs of \$5,000 or less are forgivable loans (grants). Additional repair amounts up to a total of \$10,000 (for \$15,000 in total project costs) are repayable no-interest loans due upon transfer of title to the property.
2	<b>Goal Name</b>	Public Facilities/Improvements
	<b>Goal Description</b>	Infrastructure improvements to include Flood/Drainage Improvements, Water/Sewer Improvements, Street Improvements (including Lighting), Broadband Access and other eligible projects, and Sidewalk Repair/Replacement to remove architectural barriers and widen sidewalks for ADA accessibility in low-/moderate-income residential neighborhoods.
3	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Demolition of abandoned and/or condemned properties to increase neighborhood safety.
4	<b>Goal Name</b>	Public Services Program
	<b>Goal Description</b>	To provide adequate emergency shelter, supportive services, and permanent housing to homeless adults, families with children, and victims of domestic violence as they work toward solutions to their long-term housing needs. The program will also provide supportive services to other target populations with special needs by supporting local social service providers who provide a variety of services designed to support the non-housing community needs of low-income residents.
5	<b>Goal Name</b>	Micro-Enterprise Assistance
	<b>Goal Description</b>	Microloans to low-income residents to start or support a small business as a means to increase personal income and promote independence. Activity will be funded pending identification of local partners to support business planning and financial management.
6	<b>Goal Name</b>	Administration/Planning
	<b>Goal Description</b>	Overall program management, coordination, monitoring and evaluation. Planning activities to address targeted special needs in the City.

7	<b>Goal Name</b>	Optional Relocation Assistance
	<b>Goal Description</b>	The City is studying the need for limited relocation assistance for low-income renters when displacement occurs as the result of a City action not related to CDBG activities. Funds would be used for limited assistance when displacement not caused by disaster occurs (such as the temporary condemnation of rental units that are in substandard condition) and no other resources are available. The program will not be funded until program policies and procedures are defined and approved by City Council and HUD.

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

The City does not receive HOME funds and does not provide housing under the CDBG Program but does coordinate needs assessment and goal setting with the local HA to address the need for affordable housing within the City.

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

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

The HA has accessible units in its properties. In 2018, eight new fully ADA compliant units were added to Taylor Street Plaza. The HA adds accessible units and/or accessibility features as needed or requested.

### **Activities to Increase Resident Involvements**

The HA actively engages its residents and includes resident input in the formulation of the PHA Plan and Capital Plan. Several properties have resident councils. The HA surveys tenants on an annual basis to determine their satisfaction with not only the physical environment, but also with the policies, management, and staff of the HA.

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

No

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

The Housing Authority of the County of DeKalb is a HUD designated High Performer.

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

### **Barriers to Affordable Housing**

The City has adopted building codes that ensure equally high standards for life safety in all newly constructed housing. While these codes might create additional costs (potentially creating a barrier to construction of affordable housing), they are only one element that effects the construction of additional affordable housing and residential investment.

Zoning within the City of DeKalb clearly defines lot sizes for new construction. Although the older code permitted home construction on lots as small as 4,000 square feet, the updated code is 6,000 square feet or higher for new construction of a smaller single-family residence. This limits the number of available lots that could support affordable single-family units. Many areas of the City are zoned Single Family Residential (SFR) which does not allow the construction of multi-family housing units. There are also occupancy restrictions within the code that limit the number of unrelated individuals living together, and other sections that limit the density of housing to no more than 12 dwelling units per acre. Present planning and zoning codes do not contain language that fosters the inclusion of affordable housing in new developments.

The City is approximately 60% rental properties. 14% of this rental stock is subsidized. There are members of the community who feel there are already too many rental units within the City. Recent decreases in student enrollment at NIU have resulted in increased vacancies in rental properties. Landlords do not wish to see any additional rental units constructed. There is also one large subsidized property that developed a bad reputation in the past and continues to be viewed as a center for crime and/or drug-related activity despite a change in ownership and rehabilitation of the entire property. This misperception has resulted in the belief that there are too many subsidized properties in the City. Some residents are fearful that additional affordable housing will attract more "outsiders" to the community. Although Census data identifies the presence of a large low-income population currently residing in the City, public sentiment does not support the creation of additional affordable units.

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

One of the strategies to remove or ameliorate the barriers to affordable housing would be to update the City's Comprehensive Plan. The City already allows for zoning variances to permit changes in density or special uses in certain areas. If the City includes a discussion of affordable housing in the Comprehensive Plan, this could facilitate a discussion of what is needed and what could be allowed.

A second strategy to remove barriers is education. Misperceptions about subsidized properties and the residents who live there present a considerable impediment to the development of additional affordable housing. There are already steps being taken by the largest subsidized property in the City to work with the community and its neighbors to dispel some of the myths and address the issues that have caused concern in the past. The community also needs to work with elected officials to share the

advantages of allowing the increased development of affordable housing and the positive impact this would have for residents of the City.

Education of rental property owners on Fair Housing laws and requirements will assist in avoiding misunderstandings and costly legal proceedings and open additional housing opportunities for protected populations.

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

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

The City has a low unsheltered homeless population. The City of DeKalb Police Department performs outreach to identify unsheltered individuals and/or families and links them with the local homeless shelter and the CoC. Hope Haven Homeless Shelter provides emergency shelter to any homeless individuals living in areas not meant for human habitation. Hope Haven works closely with local law enforcement to facilitate an expedited admissions process for those individuals. Each homeless individual is assessed using the VI-SPDAT which ensures that the most vulnerable homeless individuals are served first, therefore reducing their risk of harm.

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

Through the COC Coordinated Assessment Admissions process to access emergency shelter, each individual and family is assessed using an evidenced-based tool which measures their housing needs. The SPDAT analyzes housing barriers and individual strengths using a variety of indicators. Appropriate housing options are identified based on the results of the assessment. The main role of the emergency shelter is to provide the homeless with immediate access to basic needs and to move the them to permanent housing as quickly as possible. Hope Haven does not have transitional housing beds. The beds have been converted to a permanent supportive housing program for the chronically 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.**

The community has fifty-six supportive housing beds for homeless and chronically homeless individuals, as well as twelve project-based Shelter Plus Care vouchers for homeless individuals or families. Hope Haven operates a Life Skills Training Center for the homeless, formerly homeless, and those at risk of homelessness to help prevent homelessness, help transition the homeless to housing, and to assist the formerly homeless in maintaining permanent housing. The Life Skills Training Center offers case management, benefit assistance, life skills classes, vocational skills, clinical care, outreach, and meals Monday through Friday. The goals of the Life Skills Training Center are to help the homeless transition to permanent housing, decrease the days the homeless spend in shelter, and reduce the recidivism of homelessness.

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

The City has a network of community services that support the goals of the strategic plan including hospital social workers/discharge planners who link individuals with community services to secure housing and follow-up care; a local homeless shelter that provides emergency shelter and supportive services to assist the homeless in transitioning to permanent housing; a local Public Housing Authority that provides Housing Choice Vouchers and public housing properties for people age 62+ and/or with a disability and for families with custody of minor children to stabilize them in permanent housing; job skills training and job placement through the local IETC, high school and community college to assist individuals in securing employment at a living wage; independent living skills training and access to the state's Personal Assistants Program through the Department of Human Services Office of Rehabilitation Services for individuals with disabilities; education through the local school district, Kishwaukee Community College, and Northern Illinois University; and services for troubled and displaced youth through the Youth Services Bureau including counseling and emergency foster placements to prevent homelessness.



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

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

The City will continue to coordinate services with the County Health Department to address any identified cases of lead poisoning in owner-occupied single-family residences in the City. Although the City has a sizable stock of housing that has the potential to be of risk, very few cases of elevated blood levels are reported. The majority of housing is in good to average condition. During the prior calendar year, nine cases were reported to the Health Department, five of which came from out of the area and have had reducing lead levels since moving into the City. Incidents of lead poisoning tend to occur in older rental properties. The Health Department follows the cases medically and Winnebago County handles the abatements with the property owners.

The City will continue to fund the Owner Occupied Housing Rehabilitation Program that provides needed housing repairs to single family homes using lead safe practices. Staff will continue to provide educational materials regarding lead paint hazards and how to avoid them to every program participant.

The local Housing Authority has assessed its properties for lead and determined that no lead hazard exists for their locations within the City.

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

Much of the housing stock in DeKalb was constructed prior to 1979. Many are single family homes built in the 1950's and 1960's that are in the moderate- to high-income price range. These homes are maintained by the owners and do not present a high risk for lead poisoning. Many of the multifamily units were built in later years as student-oriented housing units with an annual turnover of tenants. Other multifamily units are HUD-funded or Low Income Tax Credit properties that have received federal lead-hazard abatement grants which addressed any issues.

The largest inventory of housing units that could pose a lead hazard are found in the older sections of the City. These are the areas where the City is concentrating its owner-occupied housing rehabilitation services which uses lead safe practices.

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

The Health Department screens school-age children for elevated lead levels and works with the family when unacceptable lead levels are identified. It will continue to provide education and support to families regarding lead based paint and how to avoid contamination.

The City will continue to provide housing rehabilitation assistance to income eligible individuals through the Owner Occupied Housing Rehabilitation Program and will continue to distribute educational information on lead safe practices.

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

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

Anti-poverty strategies funded or supported by the City in coordination with local supportive service providers include:

**Economic Development:** A priority for the City Manager and Community Development staff. The City actively seeks development opportunities that will increase employment opportunities for residents of the City.

**Emergency Assistance:** Several community agencies and churches provide emergency support for urgent family needs including housing, transportation, and adequate nutrition.

**Housing:** Primary activity is to ensure the availability of safe, affordable housing. The City provides funding to assist low-income homeowners in maintaining their homes.

**Income Management:** Family stabilization programs which include family budget counseling, financial management, credit, and income tax planning and preparation.

**Networking:** Information and referral services for low-income individuals and families by and to supportive service providers in the community.

**Nutrition and Health:** Health and nutrition programs include direct client services, referrals, and educational programs.

**Self Sufficiency:** Comprehensive family case management/self-sufficiency programs that promote, empower, and nurture individuals and/or families toward self-sufficiency, help to eliminate causes of poverty, and help break generational cycles of poverty.

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

The City is highly invested in the creation and/or retention of affordable housing for the low- and moderate-income sector of the its population. The City maintains a close collaboration with the local Housing Authority to ensure that safe, clean, affordable housing remains a priority in the community. The City invests CDBG funds in an Owner Occupied Housing Rehabilitation Program that provides low-income residents with assistance in maintaining their homes. The City is a member of the CoC which works with the local homeless shelter to ensure people who are homeless or at risk of becoming homeless are provided with services that are focused on moving people to permanent housing as quickly as possible. The City also provides Public Services funding and City of DeKalb Human Service Funding to agencies that provide programs that promote the empowerment of individuals and provide supportive services that encourage economic independence and self-sufficiency for residents of the

community. The City actively promotes economic development as a means to support an increased standard of living and works to enhance services in low-/moderate-income areas to foster a higher quality of life. All of these activities are focused toward reducing poverty and enhancing the living environment of low-income residents of the City.

## **SP-80 Monitoring – 91.230**

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

Subrecipients of Public Services grants are required to undergo an annual Request For Proposal (RFP) process that includes annual audits, proof of staff capacity and agency competence to provide the services detailed in the request. Grant recipients are required to submit quarterly reports of all activities that were undertaken in furtherance of the Plan and to report the demographics of those served, and the City conducts site visits and desk audits of all subrecipients of CDBG funding.

For the Owner Occupied Residential Rehabilitation Program, the City requires every contractor to be registered with the City and attempts are made to use local businesses so funds invested in the maintenance of affordable housing stay local and contribute to the positive economic development of the community. The City seeks minority-owned businesses for contracts for City projects.

## Expected Resources

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

#### Introduction

The City utilizes a number of funding sources for area projects. There are currently two Tax Increment Financing (TIF) Districts in DeKalb. One is scheduled to close in 2020. TIF funds can be used for a variety of projects and are used when projects meet the program criteria. The City's General Fund supports organizations and projects throughout the community. The City leverages funds for CDBG projects with other City resources. The City receives State of Illinois transportation grants that support a number of independent projects.

#### 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	615,444	1,015,444	1,600,000	Prior year resources represent funds that were not expended prior to the end of 2019 grant year.

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: \$		
General Fund	public - local	Public Services	150,000	0	0	150,000	600,000	The City of DeKalb provides an additional \$150,000 in General Revenue Funds for Public Services.
Tax Increment Financing	public - local	Housing Other	50,000	0	0	50,000	0	The City provides \$50,000 in TIF Funds to be used the rehabilitation of owner-occupied homes in the TIF District. TIF #1 closes in 2020.

**Table 54 - 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**

In addition to CDBG funds, the City will contribute General Revenue funds, TIF funds, and other City funds to satisfy matching requirements and support projects that meet the needs identified in the Plan.

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

The City owns a number of parcels within the jurisdiction, but at this time, none have been designated for use to address the needs identified in the Plan.

**Discussion**

The City addresses priority needs using various funding sources. Public Services and Public Facilities receive funding from the City's General Fund, Water Fund, MFT Fund, and TIF Funds. CDBG funds address and support the most urgent needs through targeted programs. The City will implement the programs described in the Plan to maximize investments from all funding sources.

## 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	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Public Facilities/Improvements	2020	2024	Non-Housing Community Development	Annie Glidden North	Non-Housing Community Development/Public Improvements	CDBG: \$110,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	Demolition	2020	2024	Demolition	Annie Glidden North	Demolition	CDBG: \$150,000	Buildings Demolished: 1 Buildings
4	Public Services Program	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Non-housing Community Development/Public Services	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration/Planning	2020	2024	Administration	City Wide Annie Glidden North		CDBG: \$80,000	Other: 100 Other

Table 55 – Goals Summary

## Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation Program
	Goal Description	Loan-to-grant program provides low-/moderate-income property owners assistance with repairs such as electrical upgrades, plumbing upgrades, furnace replacement, water heater replacement, repair or replacement of the sewer/water lines, roof replacement, new soffits, fascia, and/or gutters, window replacements, and energy efficiency improvements. Provides persons with disabilities with assistance to make accessibility modifications to owner-occupied or rental units. The first \$5,000 in funding is a forgivable loan. Amounts over \$5,000 up to a total of \$15,000 are a no-interest repayable loan that is secured by a lien against the property and must be repaid when ownership of the property is transferred for any reason. Activities for 2020 will be funded using \$180,000 in carry-over funds the prior year.
2	Goal Name	Public Facilities/Improvements
	Goal Description	Infrastructure improvements in low-/moderate income residential areas within the City that support the sustainability of the neighborhoods and increase resident access. 2020 funds will be used to install sidewalks on Twombly Road.
3	Goal Name	Demolition
	Goal Description	Funding to demolish condemned structures in residential areas to increase neighborhood safety and remove spot areas of blight. 2020 funds will be used to demolish one condemned structure in the Annie Glidden North Neighborhood.

4	<b>Goal Name</b>	Public Services Program
	<b>Goal Description</b>	Public services for the provision of adequate emergency shelter, transitional housing with supportive services, and permanent supportive housing to homeless adults, families with children, and victims of domestic violence as they work toward solutions to their long-term housing needs. Provide adequate supportive services to persons with special needs by funding service providers who work with target populations to ensure a continuum of care for the elderly and other individuals with special needs.
5	<b>Goal Name</b>	Administration/Planning
	<b>Goal Description</b>	Overall program management, coordination, monitoring, and evaluation. Planning activities to address targeted special needs in the City.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City has identified a number of projects to address the priority needs of the community. Affordable housing is one of the primary needs. Maintaining the City's existing affordable housing stock through the Owner Occupied Residential Rehabilitation Program is the most appropriate means of addressing this need. Public Services funding of local agencies addresses many of the non-housing needs of the community including homelessness. The City's need for improved infrastructure and accessibility are addressed through the Public Facilities Program. Demolition removes dilapidated condemned structures from neighborhoods to improve safety and sustainability. Program planning and administration activities are city-wide, with special consideration given to projects in the Annie Glidden North Neighborhood.

#### Projects

#	Project Name
1	Administration/Planning
2	Public Facilities/Infrastructure Improvements
3	Demolition
4	Public Services
5	Owner Occupied Residential Rehabilitation

**Table 56 – Project Information**

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

The City's CDBG program is relatively small. The most impactful use of 2020 funds is to allocate resources to projects that yield the desired outcomes. These projects include the Owner Occupied Residential Rehabilitation Program, the Public Services Program, Demolition, and the Public Facilities Program. This program of projects assists the City in addressing the priority needs of the community. A portion of CDBG funding is reserved for the administration, oversight and management of the projects.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Administration/Planning
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation Program Public Facilities/Improvements Demolition Public Services Program Administration/Planning
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development/Public Improvements Demolition Non-housing Community Development/Public Services Homelessness Transportation Services Workforce Job Skills Training Optional Relocation Assistance
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Overall program management, coordination, monitoring, and evaluation. Planning activities to address targeted special needs in the City.
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration includes oversight of all programs and activities provided under the CDBG grant.
	<b>Location Description</b>	Program administration and planning services will be provided city-wide with special emphasis on the Annie Glidden North Neighborhood.
	<b>Planned Activities</b>	Overall program management, planning, and oversight for program compliance. Implementation of identified activities to support the goals of the plan.
2	<b>Project Name</b>	Public Facilities/Infrastructure Improvements
	<b>Target Area</b>	Annie Glidden North
	<b>Goals Supported</b>	Public Facilities/Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development/Public Improvements
	<b>Funding</b>	CDBG: \$110,000

	<b>Description</b>	Large scale infrastructure improvements in low-/moderate income residential areas within the City that support the sustainability of neighborhoods and increase access. In 2020 funds will be used to install sidewalks on Twombly Road.
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	In 2020, approximately 200 low-income families will benefit from the addition of sidewalks on Twombly Road. Sidewalks will allow adults and children to safely walk to the nearest school, bus stop, and neighborhood services.
	<b>Location Description</b>	The project will take place on Twombly Road, west of Annie Glidden Road in the Annie Glidden North Neighborhood.
	<b>Planned Activities</b>	Installation of ADA accessible sidewalks as part of a larger street paving project in collaboration with the County, Township, and the Streets Department.
<b>3</b>	<b>Project Name</b>	Demolition
	<b>Target Area</b>	Annie Glidden North
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Demolition
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Demolition of abandoned/condemned structures on a spot basis to improve safety and support neighborhood revitalization.
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Demolition of abandoned buildings provides an area benefit. It is difficult to estimate the number of families that will benefit when these buildings are removed but the neighborhood as a whole will experience positive effects.
	<b>Location Description</b>	In 2020, Demolition projects will be targeted in the Annie Glidden North Neighborhood.
	<b>Planned Activities</b>	Demolish one abandoned/condemned structure in the Annie Glidden North Neighborhood to support neighborhood revitalization.
<b>4</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City Wide Annie Glidden North

	<b>Goals Supported</b>	Public Services Program
	<b>Needs Addressed</b>	Non-housing Community Development/Public Services
	<b>Funding</b>	CDBG: \$60,000 General Fund: \$150,000
	<b>Description</b>	Grants to local social service agencies to provide services such as emergency housing, 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.
	<b>Target Date</b>	3/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates a total of 200 residents will benefit from general public services funded by CDBG. City of DeKalb Human Services Funding greatly enhances these numbers by providing funding to thirteen agencies that provide services to the homeless, victims of domestic violence, abused children, the elderly, people with disabilities, and people of low-income who reside in the City.
	<b>Location Description</b>	The agencies funded by CDBG Public Services funding are located throughout the City and in the surrounding area. All funded agencies provide direct services to residents of DeKalb.
	<b>Planned Activities</b>	Public services are targeted to meet the non-housing community needs of low-income and special needs populations in the City.
5	<b>Project Name</b>	Owner Occupied Residential Rehabilitation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Owner Occupied Housing Rehabilitation Program
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$180,000 Tax Increment Financing: \$50,000
	<b>Description</b>	Housing rehabilitation 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. The program is a combination forgivable loan/repayable loan program. The first \$5,000 is a forgivable loan. Amounts over \$5,000 up to a total of \$15,000 are repayable no-interest loans secured by a lien.
	<b>Target Date</b>	3/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 12 households will be assisted with housing rehabilitation services during the 2020 Program Year. Funding for 2020 projects is carry-over from prior years.
	<b>Location Description</b>	The program is available city-wide to income-eligible households.
	<b>Planned Activities</b>	Rehabilitation of existing low- to moderate-income owner-occupied single-family housing stock to include plumbing upgrades; electrical upgrades; roof replacement; gutters, soffits and fascia; repair/replacement of incoming water lines and sewer connections; furnace replacement; water heater replacement; energy efficiency improvements, and replacement of windows. Accessibility modifications are available for both homeowners and renters.



## **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**

For 2020, the City has designated one target area for the investment of CDBG funds. This area is known as the Annie Glidden North Neighborhood and is located in the northwest corridor of the City. The City will use 65% of CDBG funds to support the revitalization of this neighborhood by investing in the demolition of one abandoned/condemned structure and the installation of sidewalks in an area where residents use the roadway to walk to their destinations. The remaining 35% of funds will be used city-wide and include funding for the Owner Occupied Residential Rehabilitation Program for property owners of low-/moderate-income and Public Services which benefit all residents of the City. Agencies funded by Public Services are required to report the number of low-/moderate-income residents served.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	35
Annie Glidden North	65

**Table 57 - Geographic Distribution**

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

The City has a need for resources and investment city-wide. CDBG funds will be used to support projects that benefit low-/moderate income residents in all areas of the City.

This year, the City has designated one specific neighborhood as a target area for the use of a portion of CDBG funds. This is the result of an extensive community collaboration to examine the issues and needs of the northwest sector of the City known as the Annie Glidden North Neighborhood. This neighborhood has the highest population of low-income residents and is the most densely populated area in the City. It is also the location of the highest number of public safety calls. The population demographics in this area have shifted in recent years. What was once considered a college neighborhood has now become an area populated by low-income individuals and families. The neighborhood was not designed to meet the needs of the changing population. The City contracted for a study of the area and included a range of community stakeholders to assist in an analysis of challenges and opportunities. The collaboration resulted in the Annie Glidden North Revitalization Plan. The City will now target a portion of CDBG funds in this area to make improvements that support the goals of the revitalization plan.

### **Discussion**

The City is highly invested in meeting the needs of its residents. CDBG funds will be used for projects and

activities that benefit residents city-wide and will also be used as target funds to support the revitalization of the Annie Glidden North Neighborhood.

## Affordable Housing

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

#### Introduction

The City 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 residents and improves the sustainability and desirability of low-income neighborhoods. The Owner Occupied Residential Rehabilitation Programs assists low-/moderate-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	0
Special-Needs	0
Total	0

**Table 58 - 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	12
Acquisition of Existing Units	0
Total	12

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Owner Occupied Residential Rehabilitation Program directly supports affordable housing by providing low-/moderate-income residents with a means to secure needed repairs for their homes. Assistance is targeted to provide individuals or families that have insufficient resources or who are unable to obtain necessary credit at an affordable cost the opportunity to make repairs that improve the quality and sustainability of their housing. Repairs can include roof replacements, gutters, soffits, fascia, window replacements, plumbing and electrical upgrades, furnace and water heater replacements, sewer lateral and water line repairs/replacements, and energy efficiency improvements. Funding is also available for accessibility modifications. This program contributes to the maintenance of 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 maintains a close working relationship with the local housing authority to coordinate efforts to align goals and activities. The City is collaborating with the HA to update the Analysis of Impediments to Fair Housing for the City and the County which will be used as a guide to ensure fair housing practices within the community.

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

The current public housing stock is in very good condition as indicated by recent inspections scores and high occupancy rates. The most prevalent need is a new elevator for Taylor Street Plaza, the largest public housing property in the City. This project is currently in progress and is expected to finish before the end of the first quarter of 2020. The HA is also evaluating expanding a current property and is evaluating new development options to increase the stock of public housing.

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

The Housing Authority actively encourages its residents to take part in PHA plans, resident councils, and an annual review of PHA staff and services. The Housing Authority places a high emphasis on resident involvement in the management of its properties. The Housing Authority does not have a program to encourage homeownership at this time but encourages residents to participate in budgeting and financial education to support gains in financial independence.

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

The Housing Authority of the County of DeKalb is a HUD-designated High Performer.

### **Discussion**

The City is fortunate to have a local housing authority that provides safe, clean, affordable housing. The HA is a HUD-designated High Performer. This asset helps address the need for affordable housing within the City. The City will continue to work with the HA and other local housing providers to identify the most appropriate methods for increasing the stock of affordable housing.

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

### **Introduction**

Homeless and Other Special Needs activities are addressed through CDBG Public Services funding and City of DeKalb Human Services Funding. While services related to homelessness are supported by both of the above programs, the majority of funding for homeless services flows directly to the shelter through the CoC and from other sources. There is substantial community support for the local agencies who provide services to disadvantaged populations, and the City, other social service agencies, the homeless shelter, and the Housing Authority work collaboratively to ensure these needs are addressed.

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

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

The community has a very low unsheltered population. Local social service providers and the City of DeKalb Police Department will continue to provide outreach to identify and assist unsheltered individuals and families within the community. Homeless individuals will be linked with the CoC Coordinated Point of Entry for emergency shelter and services that are 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, which provides both emergency shelter and transitional housing. Homeless youth will be referred to the CoC for safe placement.

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

The main role of the emergency shelter is to provide immediate access to basic needs and to move the homeless to permanent housing as quickly as possible. The City works closely with the homeless shelter, the HA, and other local service providers to ensure that the emergency shelter and transitional housing needs of homeless persons are addressed. The City supports these services through the Public Services portion of CDBG funding and City Human Services Funding.

#### **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 interrupt the cycle of homelessness. Hope Haven also provides permanent supportive housing for individuals who are chronically homeless and have been unsuccessful when placed in regular housing units within the community. The City contributes to these services by providing funding through CDBG Public Services and 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 community 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 supporting the work of Hope Haven, the CoC, and other social service agencies that intervene and provide stability as individuals and families work to gain employment, education, and permanent housing options. The City is a member of the Rockford/DeKalb/Winnebago/Boone CoC. The City also provides CDBG and Human Services Funding to local agencies that work with these populations.

## **Discussion**

The City is fortunate to be a community with resources and local support to assist the homeless and other individuals with special needs. Local social service providers and local government work together to ensure the 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 City has adopted building codes that ensure equally high standards for life safety in all newly constructed housing. While these codes might create additional costs (potentially creating a barrier to construction of affordable housing) they are only one element that effects the construction of affordable housing and residential investment. Zoning within the City defines lot sizes for new construction. The old code permitted new home construction on lots as small as 4,000 square feet. The updated code is 6,000 square feet or higher. This limits the number of available lots for small affordable homes. Many areas of the City are zoned Single Family Residential (SFR) which limits the construction of multi-family units. There are also occupancy restrictions within the code that limit the number of unrelated individuals living together and sections that limit the density of housing to no more than twelve dwelling units per acre.

Subsidized housing, which is an option for low-income individuals and families, is available within the City. More than half of all subsidized dwelling units are located in one neighborhood. Local sentiment is not supportive of additional subsidized units. Housing Choice Vouchers are distributed more widely, but nearly half of all vouchers are utilized in only two neighborhoods. 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 community fears additional subsidized units will bring additional problems and "outsiders" 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 facilitated a study to examine the northwest corridor of the City which examined current and desired land use, availability of goods and services, and access to transportation. The results of the study (the AGN Revitalization Plan) are being used as a roadmap to address the needs of the neighborhood and guide the planning of future development. The City is also actively working with the largest privately owned subsidized housing provider in this area to provide services targeted to residents' needs.

The City is mindful of the limitations current code places on the development of affordable housing. With minimal new construction on the horizon, no updates are planned at this time. The City reviews all applications for new development and remains flexible in addressing issue that limit new development.

**Discussion:**

The City 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 owner occupied single-family homes through the Owner Occupied Residential Rehabilitation Program as one avenue for the retention of safe, affordable housing for low-/moderate-income individuals and families. The City supports a vision where diversity is valued and celebrated, and all people are treated with dignity, equity, and respect and will continue to participate in partnerships that promote conversations and plans that support this goal.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City is committed to the continued support of community-based actions that address identified needs. HUD allows entitlement communities to use a maximum of 15% of the CDBG Entitlement Grant for public services programs. The City invests this amount each year to support community-based services that address residents' needs. The City also contributes Human Services Funding to support these services. Programs are closely monitored by City staff to ensure funds are used efficiently and effectively to address the underserved needs of low-/moderate income residents.

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

An obstacle to meeting underserved needs is a lack of awareness on the part of residents as to what services are available within the community. The City will continue to market its programs and services to identify populations who are in need and are eligible for programs such as the Owner Occupied Residential Rehabilitation Program. The City website will be updated on a regular basis with the most current information about City programs and will provide links to other services that can be of benefit to residents. City staff will identify residents in need and refer them to City programs or outside resources. The City will participate in community fairs and events to provide outreach to populations who can benefit from services and will continue to build on its partnerships with local social service providers, businesses, and community leaders to engage in information sharing 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 Owner Occupied Residential Rehabilitation Program to address the needs of low/moderate-income homeowners in maintaining a safe, affordable place to live. The City will also continue its collaboration with the Housing Authority 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 will continue its coordination of efforts with the DeKalb County Health Department to address any identified need for lead abatement through the Owner Occupied Residential Rehabilitation Program.

The City will continue to provide information on lead-safe housing rehabilitation practices by distributing "The Lead-Safe Guide to Renovate Right" to every homeowner who participates in the Owner Occupied Residential Rehabilitation Program. Every participant is educated about the risk of lead paint in older housing and methods to mitigate that risk when working on their homes. The City will continue to use lead-safe practices in its housing rehabilitation program and will ensure each property passes a lead

clearance test when rehabilitation activities disturb painted surfaces in excess of the de minimus levels.

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

The City 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 the social services that foster and promote self-sufficiency and economic independence for its residents.

### **Actions planned to develop institutional structure**

The City will continue to invest CDBG Public Facilities/Infrastructure Improvements 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 low-/moderate-income residents.

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

City staff will continue to actively participate in the CoC, local social service networking groups, and special initiatives such as the University Village Collaborative to aid in the identification of priority needs and enhance coordination between agencies. The City will continue the collaboration with the Housing Authority to create an updated Analysis of Impediments to Fair Housing to address issues related to housing.

### **Discussion:**

The City is highly invested in meeting the needs of its residents. Staff network, collaborate, and coordinate services to obtain the best possible outcomes for residents in need. Staff will continue to investigate alternative sources of funding for programs and services to address needs that cannot be met through CDBG funding. Open communication with stakeholders 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:

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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.

70.00%

The City does not receive income or funding from the above cited resources. An initial period of three years was used to determine that a minimum overall benefit of 70% of CDBG funds will be used to benefit the target population during 2018, 2019 and 2020.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> DeKalb Housing Information Project
	<b>List the name of the organization or individual who originated the data set.</b> Northern Illinois University Center for Governmental Studies
	<b>Provide a brief summary of the data set.</b> The Report is a comprehensive view of housing in the City of DeKalb. It includes both owner-occupied and rental and includes value, conditions, and needs in particular areas of town.
	<b>What was the purpose for developing this data set?</b> To have a comprehensive overview of the City of DeKalb that included both the City and University areas.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> Originally produced in March 2013 with an update made in December 2014.
	<b>Briefly describe the methodology for the data collection.</b> Data was collected through the DeKalb County Recorder's office and Township Assessor's office and by sidewalk inspection of the entire community. Surveys were also mailed.
	<b>Describe the total population from which the sample was taken.</b> The current City population
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> The survey included, at a minimum, sidewalk inspections of every single residential structure in the City of DeKalb.
2	<b>Data Source Name</b> CDBG Community Needs Survey
	<b>List the name of the organization or individual who originated the data set.</b> The City of DeKalb created and distributed a Community Needs Survey to solicit resident input on the future priorities and uses of CDBG funds.
	<b>Provide a brief summary of the data set.</b> Respondents were asked to rank various categories of projects and services to identify priority needs within the City.

	<p><b>What was the purpose for developing this data set?</b></p> <p>The City developed the survey to increase resident input on the future uses of CDBG funds.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The survey was distributed during the months of October and November of 2019 to give residents ample opportunity to respond.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The survey was available in electronic format via a link on the City website. The survey was publicized via local media, on the City's Facebook page and the City's Twitter account, and the link was provided to local groups to promote to their followers including the DeKalb Tenants Association, City Barbs, and DeKalb County online. Print versions were made available at the DeKalb Public Library, University Village (the largest HUD-subsidized property in the City), and at City Hall at the front reception desk and at all City Council Meetings. The survey was also promoted at meetings of local social service providers to encourage their clientele to respond.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was available to the general population of the City.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The City received 158 responses to the survey which represents 0.37% of the City's current estimated population. Of the respondents, 80% indicated they are residents of the City. Other respondents included local non-profit social service providers and elected officials, who were also encouraged to respond.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Fair Housing Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The City of DeKalb and the Housing Authority of the County of DeKalb worked collaboratively to create and distribute a Fair Housing Survey to assess fair housing issues within the community.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The survey was created to identify perceived fair housing issues experienced by residents within the City of DeKalb and the larger County. The area was expanded to include the greater County area to accommodate the needs of the Housing Authority. Responses were received from 183 residents. Of those that responded to the question asking the city or town they reside in , 96.97% indicated they were residents of the City of DeKalb. However, many respondents declined to answer this question.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The City and the HA were interested in hearing residents experiences related to Fair Housing. The information obtained was used as part of an analysis of impediments to fair housing in the area.</p>

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The survey was available to residents from mid-July to mid-September of 2019.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data was collected electronically via Survey Monkey. Print copies were also available at City Hall and the DeKalb Public Library. The availability of the survey was promoted via press release to all local media and via links on the City and HA websites, plus Facebook and Twitter. In addition, posters promoting the survey were posted in 39 locations throughout the City including stores, restaurants, bus tops, laundromats, churches, and apartment building lobbies to encourage residents to respond. Information about the survey was also shared with local networking groups including social service providers and the DeKalb Tenant's Association to encourage residents to respond.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>Distribution of the survey encompassed the entire area of DeKalb County. The current estimated population of the County is 104,733. The response rate to the survey was 183 or 0.17%. The low response seems to indicate that most people are not interested in fair housing unless they are affected by it. The responses received indicate those who perceive they have experienced discrimination want to voice their frustration. The most telling data is that 61.29% (95 of 183 responses) believe there are barriers to fair housing within the community. This number includes 52 respondents who did not report a personal experience with discrimination but still believe it exists.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The majority of respondents skipped the questions related to demographics despite being offered the option of "Prefer Not to Respond". Of those who answered the questions (N=33), 60.61% were White; 33.33% were Black/African American, and 9.09% identified as Hispanic or Latino. Of the total number of respondents, the majority (N=132 or 75%) indicated they had not experienced discrimination. 25% (N=43) stated they had experienced discrimination and the majority (39.39%) indicated it was based on Race, followed by Source of Income (27.27%). Most identified Landlords or Property Management (91%) as the entity that discriminated.</p>
4	<p><b>Data Source Name</b></p> <p>Annie Glidden North Revitalization Plan</p>

<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>In August of 2017, City Council approved a contract with urban planning firm Camiros to lead an effort in creating a sub-area plan for the Annie Glidden North (AGN) neighborhood. The Mayor appointed a special task force of representatives from various taxing districts, social service agencies, residents of the neighborhood, property owners, staff from Northern Illinois University, and religious leaders in the community to provide their insight and examine the needs of the most densely populated low-income area of the City. The goals was to create a plan to revitalize the area and improve the living conditions and overall vitality of the neighborhood. Four major areas of need were identified including Transportation, Infrastructure and Open Space; Community Services; Neighborhood Safety and Security, and Housing and Commercial Development.</p>
<p><b>Provide a brief summary of the data set.</b></p> <p>Camiros Consulting performed an intensive analysis of the neighborhood. The data collection process included a review of past studies of the area including the 2013 and 2015 DeKalb Housing Information Project, key-person interviews with business owners and community leaders that work most closely with neighborhood residents, four Community Meetings with residents - both students and families - to identify needs and neighborhood assets, an examination of zoning restrictions that impacted the neighborhood, and an evaluation of best practices from other cities to identify the projects that would best support revitalization of this sector of the City.</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>The information was assembled to address the issues that had arisen in AGN neighborhood within the City. This came from a recognition that the long-term shift in neighborhood demographics from student housing to a mixed population of students and low-income families presented residents with a set of persistent challenges including increased crime, a lack of resource connectivity and an overall negative perception about the neighborhood that needed to be addressed. The primary goal was to develop a set of strategies and a vision for the area that would result in an overall improvement in the quality of life for the residents living in the neighborhood and a stronger integration with the rest of the community.</p>
<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data collected is specific to the needs of the AGN neighborhood.</p>
<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data set includes information from the 2013 and 2014 DeKalb Housing Information Project combined with information from interviews with key-stakeholders, feedback from community meetings, and input from local businesses and residents beginning in August of 2017 and extending through November 2018 when the final plan was approved.</p>
<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This data set is complete</p>

5	<b>Data Source Name</b>	DeKalb County Thriving! Comprehensive Economic Development Strategy
	<b>List the name of the organization or individual who originated the data set.</b>	The CEDS Plan was created by a partnership between the DeKalb County Economic Development Corporation (DCEDC), various businesses, and local units of government. The Northern Illinois University Center for Governmental Studies provided the research, guidance, facilitation and report preparation that resulted in the finished document.
	<b>Provide a brief summary of the data set.</b>	The report provides DeKalb County economic and community characteristics and information on demographic trends, housing trends, education trends, commuting patterns, employment and business trends, employment sectors, business characteristics, public health and public safety. The information was used for a strategic planning session and stakeholder survey to develop the strategic economic development framework for the County.
	<b>What was the purpose for developing this data set?</b>	The purpose of the study was to develop a strategic plan to drive economic development within the County.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	Comprehensive data was collected for DeKalb County, Illinois.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	The CEDS is the Comprehensive Economic Development Strategy for DeKalb County for 2018 through 2023.
	<b>What is the status of the data set (complete, in progress, or planned)?</b>	The plan is complete and in use at this time.
6	<b>Data Source Name</b>	DCEDC Industry Hiring Practice Survey
	<b>List the name of the organization or individual who originated the data set.</b>	The DeKalb County Economic Development Corporation created a survey that was distributed to local employers to better understand the talent pipeline challenges faced by businesses in DeKalb County.
	<b>Provide a brief summary of the data set.</b>	The survey consisted of fifteen questions related to hiring practices and provided an area for comments.



	<p><b>What was the purpose for developing this data set?</b></p> <p>The DCEDC was interested in knowing the issues and challenges faced by local employers when hiring new staff for available positions. The information will be used for a CEDS Plan update on the local talent pipeline.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The survey was active and available during the Summer of 2019.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>An online survey was sent to area businesses who were encouraged to participate.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was available to all DeKalb County businesses.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>As noted above, respondents were businesses. Seventy-one responses were received.</p>