



Landlord, Tenant and Property Owners Housing Proclamation



WHEREAS, the City of DeKalb and Northern Illinois University (NIU) have a long history of cooperation; and

WHEREAS, the City and NIU have joint responsibility for the safety and well-being of its student residents; and

WHEREAS, the on campus residential safety and living conditions of its students has been closely monitored by the university; and

WHEREAS, the safety and living conditions for students and residents who live in off campus housing continue to be a concern for the City and NIU; and

WHEREAS, most landlords and property owners of off campus housing who call DeKalb County home maintain safe and clean environments; and

WHEREAS, a few landlords and absentee property owners have not maintained safe and clean residential properties; and

WHEREAS, the City inspections have identified code violations and assessed fines after countless contacts to landlords and property owners; and

WHEREAS, some landlords and property owners have resisted maintaining their properties even after these reminders of violations including: trash in the hallways and outside the buildings, emergency cameras broken, outside doors broken and not secure, mold in apartments, carpets not cleaned nor walls painted before new tenant occupancy, and various plumbing and electrical problems not fixed; and

WHEREAS, in some properties, tenants are engaging in vandalism and contributing to the building trash; and

WHEREAS, some property tenants have begun to form tenants' associations, like the DeKalb Tenants Association, to help improve the living conditions of tenants, then be it proclaimed that:

The City of DeKalb will continue to provide code enforcement and legal actions, if necessary, to ensure safe and habitable housing and calls on all landlords and property owners to renew their efforts this summer to bring their properties up to code for safety and cleanliness standards; and that residents of these properties assist in maintaining their residences for the benefit of all tenants be it as individuals and/or as part of a tenant's association.

IN WITNESS THEREOF, I have set my hand and caused the Seal of the City of DeKalb, to be affixed this 26th day of August 2019.




Jerry Smith, Mayor