

RESOLUTION 2022-005

PASSED: JANUARY 10, 2022

APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT 2022 ANNUAL ACTION PLAN (ONE YEAR USE OF FUNDS) FOR PROGRAM YEAR 29 (APRIL 1, 2022 - MARCH 31, 2023).

WHEREAS, the Community Development Block Grant 2022 Annual Action Plan for Program Year 29 (April 1, 2022 through March 31, 2023) (the "CDBG 2022 Plan") was made available to the public for review on December 10, 2021; and

WHEREAS, a public hearing for the CDBG 2022 Plan was held at a regular meeting of City Council on January 10, 2022; and

WHEREAS, the City's corporate authorities find that approving the CDBG 2022 Plan is in the City's best interests for the protection of the public health, safety, and welfare; and


NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The City's corporate authorities approve the CDBG 2022 Annual Action Plan (One Year Use of Funds) for Program Year 29 (April 1, 2022, through March 31, 2023) in the same or substantially similar form as Exhibit A attached hereto and incorporated herein (the "CDBG 2022 Plan"), and further authorize and direct the City Manager to take all necessary actions to effect the CDBG 2022 Plan.

SECTION 2: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 10th day of January 2022 and approved by me as Mayor on the same day. Passed by an 8-0 call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant



COMMUNITY DEVELOPMENT BLOCK GRANT

**ANNUAL ACTION PLAN: 2022
PROGRAM YEAR 29**

**CONSOLIDATED PLAN: 2020-2024
YEAR 2**

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

Executive Summary

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

1. Introduction

The Annual Action Plan outlines the activities which will be undertaken during the program year beginning April 1, 2022 and ending March 31, 2023 using Federal funds granted to the City of DeKalb by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Programs and activities described in this plan are intended to primarily benefit low- and moderate-income residents of the City.

The 2022 Action Plan contemplates the continuation of several activities. Funding will continue to support community-based Public Services, Public Facilities Improvements in low-/moderate income residential neighborhoods, housing rehabilitation for owner-occupied dwellings, and Administration for oversight of all programs and activities. In addition, Economic Development will utilize carry-over funding from Program Year 2021 to support the goals of the Annie Glidden North Revitalization Plan.

The 2020-2024 Five-Year Consolidated Plan provides the framework necessary to coordinate priorities for the use of CDBG funds with other funds for housing and community development activities. Not all objectives identified in the Consolidated Plan are addressed during a particular program year. Also, not all projects necessary to reach goals identified in the Consolidated Plan objectives are undertaken by the City using CDBG funds. The objectives are community-wide and require coordination and partnerships with citizens, other governmental agencies, social service providers, and other private entities.

2. Summarize the objectives and outcomes identified in the Plan

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

The City's Consolidated Plan: 2020-2024 was drafted based on an analysis of community needs and a citizen input process that encouraged all residents and service providers to participate. Objectives were identified in six priority areas including Affordable Housing, Non Housing Community Development - Public Facilities and Improvements, Demolition, Non-Housing Community Development Special Needs - Public Services, Economic Development, and Administration. Each objective included 5-year and 1-year annual goals that are designed to meet the overall needs identified in the community. Based on the HUD Performance Measurement process, the City further assigned HUD Objectives and Outcomes for

each of the activities to be funded through the CDBG grant. The City requires all sub-grantees who receive CDBG funds to incorporate performance-based standards in their programs.

HUD Objectives are Decent Housing, a Suitable Living Environment, and Creating Economic Opportunities. HUD Outcomes are Availability/Accessibility, Affordability, and Sustainability. The performance and outcome measurement system is used to provide a basis for both a quantitative and qualitative review of the City's progress in addressing community development needs. The review includes an annual review of each program to determine how well the activities have met the objectives included in the Annual Action Plan. Additional review will compare the accumulated benefits of the activities as they relate to the five-year goals that are defined in the Consolidated Plan. The same criteria are used in monitoring the performance of sub-grantees and their individual programs.

3. Evaluation of past performance

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

The goals and objectives for the 2021 Action Plan were based on the priority needs identified in the Amended 2020 - 2024 Consolidated Plan. Numerous activities were funded that resulted in substantial improvements to the lives and neighborhoods of low-/moderate-income residents of the City.

Funds were allocated 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 support the special needs of residents
- Public Facilities Projects to repair distressed infrastructure in low-/moderate-income residential areas of the City
- Demolition of abandoned condemned structures in residential areas to remove blight, increase safety, and support enhanced property values
- CV-Public Services to prevent, prepare for, and respond to the coronavirus pandemic
- Economic Development focused on the Annie Glidden North Neighborhood to support the goals detailed in the Annie Glidden North Revitalization Plan
- Administration to support the identification, planning, and funding of target activities and the management, oversight, and monitoring of programs

The coronavirus pandemic continued to impact the 2021 Program Year in terms of program outcomes. The City's Program Year began on April 1, 2021 which was close to the one-year mark of the start of the pandemic.

Although most of City staff transitioned back into the office, City Hall remained closed to the public. Residents continued to shelter at home, although a few brave souls were venturing out with the

promise that warmer weather would decrease infection rates. Schools remained virtual with many parents staying at home to supervise their children's education. Social Service agencies continued to offer limited services via remote connection and the local shelters continued to limit admissions and/or use hotel rooms to preserve social distancing. Many businesses remained closed or with limited capacity waiting for positivity rates to drop to a level where it was safe to return to normal activities. Calls for housing rehabilitation continued to be low. Many residents lost work hours, lost jobs, or could not obtain jobs due to the demands of caring for children and elderly relatives, personal health issues, the lack of available childcare, or other pandemic-related factors. Although arrival of the vaccine was a cause for celebration, the vaccination rate in Dekalb County remains below the state average. The CDBG-CV programs added during an amendment to the 2020 Action Plan were able to assist residents with many needs, but life has yet to return to "normal". It has only been in the last few months that some agencies have reinstated in-person services, but others remain closed to this day due to staffing issues. However, projects that could take place outdoors with minimal in-person contact were able to move forward. During 2021, the City completed the demolition of the abandoned apartment building located at 912 Edgebrook. Two housing rehabilitation projects were completed - one for sewer line repair and a second for chimney replacement and roof repair. The project to provide Fiber Optic Broadband Access in the Annie Glidden North Neighborhood was completed along with the Streetlighting Project in the same area. Construction work on the Twombly Road renovations and sidewalks is complete and the project will be closed following issuance of the final payments.

For these reasons, the City has opted to forego major changes to the Annual Plan and work to promote the existing programs and services. There is much work to do to make up for the time that was lost during the worst of the pandemic.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The following opportunities for public participation were provided:

- City staff met with leadership of local social service agencies to solicit input on unmet community needs and underserved populations
- City staff attended numerous community meetings including public listening sessions related to poverty, neighborhood outreach, City Ward issues, and meetings hosted by community organizations to address crime and how to better serve Dekalb families
- Published a Public Notice to notify the community of the availability of the Action Plan. Print copies were made available at City Hall and the DeKalb Public Library
- Posted a draft of the Annual Action Plan on the City website for review
- The City's social media accounts publicized the availability of the Plan with information on how to make comments

- A press release was issued to all local media outlets to advise the public of the availability of the Action Plan and opportunities available to make comments
- A 30-day comment period was provided with opportunities to make written comments
- A Public Hearing held to solicit resident input prior to approval of the Plan

The City seeks broad based participation in the planning process for the Annual Action Plan. Citizen input is necessary to shape programs that will provide the greatest benefit to the largest number of residents.

5. Summary of public comments

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

ENTER SUMMARY HERE

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

There were no comments or views that were not accepted. All comments are taken under consideration and incorporated into current and future plans when feasible.

7. Summary

The 2022 Annual Action Plan is being submitted with minimal changes from prior plans. Resources are being allocated to support priority projects and activities that provide maximum benefit to low-/moderate-income populations. With limited staff and limited financial resources, focus will continue on projects and activities that yield the greatest positive impact for residents with the greatest level of need.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The 2022 Annual Action Plan outlines the activities which will be undertaken during the program year beginning April 1, 2022 and ending March 31, 2023 using Federal funds granted to the City of DeKalb by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Programs and activities described in the plan are intended to primarily benefit low- to moderate-income residents of the City.

The City of DeKalb Community Development Department is responsible for the preparation and administration of the CDBG Consolidated Plan and Annual Action Plan. The Community Services Coordinator prepares the Plan, which is published for public comment and reviewed and approved by City Council, and oversees the administration of the programs and activities to meet the goals stated in the Plan.

Consolidated Plan Public Contact Information

For information on the 2022 Annual Action Plan, please contact:

Joanne Rouse - Community Services Coordinator, 164 East Lincoln Highway, DeKalb, IL 60115 at 815-748-2366 or via email at joanne.rouse@cityofdekalb.com.

Annual Action Plan
2022

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

1. Introduction

The City seeks broad-based participation in the creation of the plan. Conversations were held with local agencies about current needs and a public hearing was held to review the plan. The City requested feedback from numerous sources 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(l))

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 continues to provide a 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 also supports local social services agencies with CDBG funds and General Revenue funds. City staff maintain active membership in the regional CoC and serve on the CoC Board. Staff attends and participates in local networking groups and committees that address needs related to food security, families, services for the elderly, diversity and inclusion, and other community needs.

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 is a member of the ad hoc subcommittee on Diversity and Inclusion. The City and County are part of the regional IL-501 CoC with the City of Rockford and Boone and Winnebago Counties. DeKalb has four representatives on the CoC Board (the Community Services Coordinator for the City, the Executive Director of the Housing Authority, the Executive Director of an agency that works with individuals re-entering the community following incarceration, 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, persons at risk of homelessness and other at-risk populations.

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ELDER CARE SERVICES
	Agency/Group/Organization Type	Services-Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Service-Fair Housing Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Targeted services for the elderly
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met with the Executive Director of Elder Care Services to identify and address unmet needs. The elderly population in the City is growing which will create a need for additional affordable housing. There is a desire for housing designated only for seniors. There is also a desire for a more active set of recreational options for seniors to attend. Issues with home maintenance including snow removal and lawn mowing for seniors and people with disabilities were discussed and the City and Elder Care Services are partnering to address these needs.
2	Agency/Group/Organization	VOLUNTARY ACTION CENTER (VAC)
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Regional Organization Transportation and Meals-on-Wheels

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Summer Meals Program for LMI Children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted in an in-person meeting. Information regarding the impact of Covid was discussed including how local agencies are work together to make sure residents receive services. Some residents are still struggling with the change in transit providers within the City, but the new provider has decreased wait time between buses which is beneficial to the community. Areas of concern include the cost of medical care and length of time to get an appointment. Also the increasing cost of food and lack of availability of certain items have impacted agency programs and the population served. Covid has made things more difficult for staff and clients. The anticipated outcome of the consultation is continued partnership between the agency and the City to identify gaps and provide services that address unmet needs.
3	Agency/Group/Organization	CHILDREN'S LEARNING CENTER
	Agency/Group/Organization Type	Services-Children Services-Education Regional Organization Child Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during an on-site monitoring visit to provide perspective on community successes and challenges. The current focus on equity and belonging was noted as a positive with the City making a conscious effort to meet the needs of residents with the greatest disadvantages and using a more conscious approach to addressing disparities. A desire for "more boots on the ground" and increased access to city staff is desired. Residents need to know who staff is and what they do because they are often unaware of how the City can help. The agency desires a state-wide and national streamlining of processes for people in need to obtain assistance. The current system is complicated and confusing. Also mentioned was increased investment in the revitalization of downtown so people outside of DeKalb want to come here. Focus some of the available funds on various areas of the City other than the Annie Glidden North neighborhood. The anticipated outcome of the consultation will be sharing the comments with city management and examining how the agency comments can be incorporated in the CDBG program and other City plans.
4	Agency/Group/Organization	HOPE HAVEN OF DEKALB COUNTY, INC.
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Health Services-Education Services-Employment Regional Organization

What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The agency was consulted during an on-site visit. Discussion included the impact of Covid and areas of need where improvements are needed. The agency has received a high level of community support during the pandemic through community volunteers and additional donations. Areas of need continue to be locating affordable housing that is decent. Although the community has affordable units, many are in substandard condition. Another issue is 'dumping' - the agency receives individuals who are just dropped off at their door who are very sick and need medical attention or have criminal histories that prevent them from staying at the shelter. Finding appropriate places for people who need additional services is difficult. There is a rising concern about youth homelessness, with youth "couch surfing" with friends but too young to be admitted to the shelter. There are very few other options to house them locally. Covid also took a toll on staffing. The shelter has difficulty finding people with the appropriate training to work at the shelter despite offering hiring bonuses and increased wages. Qualified candidates turn down positions in favor of higher paying jobs in the suburbs. The City is experiencing increases in poverty and crime and a lack of community agency staff who are culturally sensitive and reflect the diversity of the population in need. The anticipated outcome of the consultation is to work with the community to promote increased diversity among agencies and enhance the community sense of belonging.</p>

5	Agency/Group/Organization	New Hope Church
	Agency/Group/Organization Type	Civic Leaders Local Church
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	New Hope Church held a community meeting on public safety. In attendance were the DeKalb Police Chief, the NIU Police Chief and community members. The purpose of the meeting was to discuss public safety and the increase in crime and shootings in the community. The meeting had high attendance. Discussion included needs in the Annie Glidden North neighborhood including a grocery store for residents to obtain healthy food, a pharmacy, and a community center to provide a safe place for neighborhood youth to congregate and participate in appropriate social outlets. Residents also commented on the poor condition of the available housing and the need for police to be sensitive to the need for confidentiality for residents who call in crimes. The meeting was the beginning of a larger conversation to identify ways to increase neighborhood safety and desirability as well as inclusion and belonging in the larger community. The City is working with numerous partners to address neighborhood concerns and has embarked on a number of projects to improve neighborhood conditions and address resident concerns.
6	Agency/Group/Organization	Christ Community Church
	Agency/Group/Organization Type	Civic Leaders Local Church
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Christ Community Church hosted the Dekalb Poverty Listening Session in coordination with Illinois State Representative Jeff Keicher and representatives of local social service organizations for a discussion on how to address inequity and poverty in DeKalb County. The group, along with representatives of local governments and local residents, discussed poverty as a system and addressed questions about key issues impacting local residents. All in attendance were encouraged to participate in sharing stories and identifying barriers that keep people in poverty. There was also an opportunity to propose solutions to overcome the obstacles identified to help reduce poverty in the area. Areas of discussion included education (both K-12 plus community college and university), mental health, housing, childcare, employment, food security, re-entry from incarceration, accessing benefits, and transportation. The anticipated outcomes of the conversation are advocacy for policy changes that break down barriers, and increased support for individuals striving to improve their financial condition. The City supports many of the agencies present at the meeting with grant funding and partners with community entities to address issues related to resident empowerment as a means to address the impact of poverty.
7	Agency/Group/Organization	DeKalb County Housing Authority
	Agency/Group/Organization Type	Housing PHA Regional Organization

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy</p>
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	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff attended the Public Hearing for public comment on the Admissions and Occupancy Plan for the HA. Staff met with the Executive Director to review the plan and listen to comments on the issues related to affordable housing in the County. The HA administers a number of programs to meet the need for affordable housing, but local demand greatly exceeds local resources. The HA maintains a Wait List of 1,000 to 5,000 names waiting for housing assistance. Households that receive assistance through the Housing Choice Voucher program have great difficulty locating landlords who accept the voucher due to the stigma and misperceptions regarding people who have "Section 8" assistance. There are also issues with the condition of some properties that are willing to accept the voucher but are unable to pass housing quality inspections. The HA also has seen a large increase in residents who have issues beyond housing needs that require additional support and services to be successful and maintain their housing. The prescriptive nature of HUD rules prevents the HA from exercising any form of flexibility in the admissions process and people who could be good candidates for assistance are sometimes denied due to regulatory requirements that prohibit assistance in certain circumstances. Changes are being made that will alter the admissions procedures and requirements for the HA. The HA is waiting for clarification and further rules regarding new policies and admission procedures from HUD. The outcome of the consultation is for the City and the HA maintain a collaborative working relationship and to continue coordinating plans to best meet the needs of the community.</p>
8	Agency/Group/Organization	SAFE PASSAGE

Agency/Group/Organization Type	Services-Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services-Employment Services-Victims Regional Organization
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Survivors of rape and/or domestic violence

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Safe Passage was consulted as part of an on-site monitoring visit. Discussion included the impact of Covid and the needs of the population served. Covid has been very costly for the agency and continues to be so. The shelter is still housing clients in remote locations to preserve social distancing and investing funds in intensive cleaning and sanitizing to prevent the spread of the virus. This is in addition to the purchase of laptops, computers, and software to accommodate staff working remotely at the height of the pandemic, as well as currently to minimize the number of people present in the shelter. Successes include good working relationships with local entities for employment training and skill building. The agency maintains a good working relationship with the Housing Authority which supports the transitional housing program for the shelter with vouchers and sends staff to help clients complete applications for housing assistance. Childcare has been harder to obtain since the pandemic and impacts clients' ability to work or attend job training. Transportation is also an issue. The fixed bus route service does not meet all needs and there are few options for on-demand services (such as taxi, Uber, or Lyft) that can accommodate last minute trips or late night work hours. It is also difficult to obtain mental health services or substance abuse services in the community. Most have long wait lists so clients have to go out of county for services. The anticipated outcome of the consultation is to work with local agencies and providers to address the needs identified by Safe Passage in order to improve client outcomes.</p>
9	<p>Agency/Group/Organization</p>	<p>FAMILY SERVICE AGENCY</p>

Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing Services-Victims
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Local Community Action Agency
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Service Agency was consulted as the local Community Action Agency that works with low-income residents. The agency provides a wide range of services to assist individuals to achieve self-determined goals to increase their independence. Staff was requested to provide feedback on areas of unmet need in the community. Unmet needs include inpatient facilities for addiction and mental health, programs for youth to reduce crime and violence, road maintenance, better quality rental housing with penalties for unscrupulous landlords, more affordable housing, and enhanced security to help decrease the surge in crime and violence and promote resident safety. The anticipated outcome of the consultation is to identify areas of concern that impact low-income residents and utilize City resources to address unmet needs.

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

The City maintains consistent contact with local social service providers to maintain awareness of the needs of the community. City staff participates in networking groups and community organizations to stay abreast of local issues. The Plan was available for all residents and local entities to provide input. No agency types were excluded.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Illinois Homeless Coalition	The City actively participates in the Continuum of Care and works with local agencies to address and eliminate homelessness. The City provides CDBG funds and General Revenue Funds to augment the CoC funding that supports local agencies in the provision of direct services to the homeless.
Annie Glidden North Revitalization Plan	Opportunity DeKalb	The City designated the Annie Glidden North Neighborhood as a target area for investment in the 2020-2024 Five-Year Consolidated Plan and uses the plan as a guide for both CDBG and City investments that support revitalization efforts in this sector of the City.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City maintains active partnerships with local agencies and public entities to promote collaboration that maximizes benefits for all members of the community, both inside and outside of the City limits.

AP-12 Participation – 91.105, 91.200(c)

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

Citizen participation is an essential 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, businesses, developers, nonprofit organizations, philanthropic organizations, and community and faith-based organizations is encouraged.

The City issued a press release to advise the community of the availability of the plan and to request public input. The plan was posted on the City website and print copies were made available in City Hall and at the DeKalb Public Library. Information regarding access to the Plan with a request for comments was posted on City social media accounts. A Public Hearing was held at a regular meeting of City Council to solicit public comment prior to plan approval.

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	Newspaper Ad	Non-targeted/broad community	A press release was sent to all local media outlets to advise the public of the opportunity to review and make comments on the Annual Action Plan including where to access it and how to submit comments.	INSERT COMMENTS HERE	The City accepted all relevant comments related to the projects and activities contained in the Plan.	
2	Internet Outreach	Non-targeted/broad community	Information on the availability of the Annual Action and a request for comments was posted on all social media accounts for the City. A copy of the Plan was posted on the City website with instructions on how to submit written comments.	INSERT COMMENTS HERE	The City accepted all relevant comments related to the projects and activities contained in the Plan.	www.cityofdekalb.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Print Copy to Library	Non-targeted/broad community	A print copy of the Annual Action Plan was made available at the DeKalb Public Library for public review and comment.	INSERT COMMENTS HERE	The City accepted all relevant comments related to the projects and activities contained in the Plan.	
4	Newspaper Ad	Non-targeted/broad community	A Notice of Public Hearing was published to advise the public of the upcoming Public Hearing and the availability of a 30-day period to review and comment on the Plan.	INSERT COMMENTS HERE	The City accepted all relevant comments related to the projects and activities contained in the Plan.	
5	Public Hearing	Non-targeted/broad community	A Public Hearing was held at the regular meeting of City Council on January 10, 2022. Members of the public were invited to make comments to Council prior to approval of the Plan.	INSERT COMMENTS HERE	The City accepted all relevant comments related to the projects and activities contained in the Plan.	

Table 4 – Citizen Participation Outreach

Annual Action Plan
2022

Expected Resources

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

Introduction

The City utilizes a variety of funding sources to accomplish the goals of the plan. There is one Tax Increment Financing (TIC) District in DeKalb that encompasses the Central Business District. TIF funds can be used for a variety of projects and are used when projects meet the program criteria. The City's General Fund provides support to local social service organizations and leverages other CDBG projects throughout the community. The City receives State of Illinois transportation grants that support a number of transit-related projects and applies for relevant grants from other sources to fund priority 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	77,876	477,876	800,000	The City will carry over \$77,876 in unallocated funds to complete programmed projects.

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	200,000	0	0	200,000	400,000	The City has allocated \$200,000 for Human Services Funding from the General Revenue Fund to support the work of local agencies in providing services to the residents of DeKalb. This is an increase over the 2021 funding amount.
Tax Increment Financing	public - local	Housing Other	0	0	0	0	0	The City no longer allocates TIF funds for housing rehabilitation since the closure of TIF #1 and the upcoming closure of TIF #2.
Other	public - federal	Admin and Planning Public Improvements Other	0	0	0	0	0	No additional CDBG-CV funds are anticipated at this time.

Table 5 - Expected Resources – Priority Table

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

In addition to CDBG funds, the City will contribute General Revenue Funds, grant funds from state and local sources, and other City revenue sources 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. There are five parcels in the Annie Glidden North Neighborhood that will be the focus of revitalization efforts taking place in this area. One parcel has been restored to much-needed green space following demolition of a condemned apartment building. Proposed plans for this site include the development of a small neighborhood park for resident use. Four additional parcels in the same area are contiguous and are zoned commercial. Two of the parcels were the former location of a condemned multiplex cinema and parking lot that was demolished in 2020. The location is ideal for redevelopment into a commercial use that will better serve the needs of the neighborhood. Two additional lots have been acquired that are contiguous with the old cinema location and contain a dilapidated shopping center with several units of substandard housing. The City has acquired this property and following relocation of the current tenants will proceed with demolition of the structure and the identification of potential partners to redevelop this area into the best possible use for the benefit of area residents.

Discussion

The City addresses priority needs using various funding sources. Public Services receives additional funding through the City's General Revenue Fund. Public Facilities projects receive funding from the City's General Revenue Fund, the Water Fund, and the Motor Fuel Tax Fund plus other funding sources when needed and appropriate. The City also applies for state and local grants to accomplish projects and activities in support of the Plan. CDBG funds are used to address identified needs through targeted programs. The City utilizes a variety of resources to implement the programs described in the Plan and leverages investments from a variety of 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	Affordable Housing	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$97,876	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Public Facilities/Improvements	2020	2024	Non-Housing Community Development Acquisition	City Wide	Non-Housing Community Development/Public Improvements	CDBG: \$240,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	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: 400 Persons Assisted

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

Table 6 -- Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Loan-to-grant program provides LMI property owners assistance with repairs such as electrical upgrades, plumbing repairs, furnace replacement, water heater replacement, repair or replacement of damaged sewer/water lines, roof replacement, new soffits, fascia, and/or gutters, window replacements, and energy efficiency improvements. This year, the City has added assistance to LMI households to replace the owner's portion of lead water service lines as the water department upgrades service in residential neighborhoods.

2	Goal Name	Public Facilities/Improvements
	Goal Description	The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements in LMI residential areas within the City that support the sustainability of neighborhoods and increase resident access. A portion of the 2022 funds will be added to the funding allocated in 2021 to be used to repave a section of residential streets in the Annie Glidden North Neighborhood. The remainder of the funds will be allocated to projects as needs are identified.
3	Goal Name	Public Services Program
	Goal Description	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. Provision of 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 target populations.
4	Goal Name	Administration/Planning
	Goal Description	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 a priority need. The City supports maintenance of the existing affordable housing stock city-wide through the Owner Occupied Residential Rehabilitation Program. Public Services funding addresses many of the non-housing needs of the community including services for the homelessness, services for the elderly and people with disabilities, services for survivors of domestic violence, and services that address the many needs of the low- to moderate-income population of the City. The City's need for improved infrastructure and accessibility is addressed through the Public Facilities Program. Economic development supports the establishment of the businesses and services that will foster increased investment in the community, support an increase in the property tax base, and expand opportunities for employment. Program planning and administration activities are provided city-wide, with special emphasis on projects that support the Annie Glidden North Revitalization Plan.

Projects

#	Project Name
1	2022 Owner Occupied Housing Rehabilitation
2	2022 Public Facilities - AGN Street Improvements
3	2022 Public Services
4	2022 Administration

Table 7 - 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 2022 funds is to allocate resources to projects and activities that yield the desired outcomes. These projects include the Owner Occupied Residential Rehabilitation Program, the Public Services Program, the Public Facilities Program, and Administration. This program of projects assists the City in addressing the priority needs of the community with a portion reserved for the administration, oversight, and management of the projects.

AP-38 Project Summary
Project Summary Information

1	Project Name	2022 Owner Occupied Housing Rehabilitation
	Target Area	City Wide
	Goals Supported	
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$97,876
	Description	Provides grants and/or loans to low/moderate income homeowners to make exterior and interior safety repairs to their homes.
	Target Date	3/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 12 households will be served by the program.
	Location Description	The Owner Occupied Housing Rehabilitation Program is available city-wide to income eligible single-family or duplex residential property owners where the owner resides in one of the two units.
2	Planned Activities	Basic home repairs including roof replacement with new gutters and downspouts if needed, water heater replacement, furnace replacement, repair/replacement of damaged sewer lateral or incoming water line, minor plumbing and electrical repairs, and window replacements to increase energy efficiency in owner-occupied single-family and duplex residences. Modifications to increase accessibility in both owner-occupied and rental units. Assistance with replacement of the owner's portion of lead water service lines when the water department is making improvements in residential areas.
	Project Name	2022 Public Facilities - AGN Street Improvements
	Target Area	City Wide Annie Glidden North
	Goals Supported	Public Facilities/Improvements
	Needs Addressed	Non-Housing Community Development/Public Improvements
	Funding	CDBG: \$240,000
	Description	Street resurfacing for deteriorated street surfaces in the Annie Glidden North Neighborhood.
	Target Date	3/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 1000 households will benefit from the proposed activities.
	Location Description	The City will use a portion of these funds to repave portions of Ridge, Arcadia, and Rushmoore in the Annie Glidden North Neighborhood. The remaining funds will be allocated to projects as needs are identified.
	Planned Activities	Public improvements designed to support the sustainability of LMI neighborhoods and increase resident access.
3	Project Name	2022 Public Services
	Target Area	City Wide Annie Glidden North
	Goals Supported	Public Services Program
	Needs Addressed	Non-housing Community Development/Public Services
	Funding	CDBG: \$60,000 General Fund: \$200,000
	Description	Grants to nonprofit agencies to provide needed social services to support the non-housing special needs of the homeless, elderly, people with disabilities, survivors of domestic violence, at-risk children, and people of low/moderate income within the City.
	Target Date	3/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 400 LMI residents will be served by Public Services funded agencies
	Location Description	Public Services are available to all residents city-wide. Funded agencies provide quarterly reports that detail the number of LMI residents served.
	Planned Activities	The City funds a variety of public services including transportation for childcare, services for the elderly and frail elderly, services for the homeless, services for survivors of domestic violence, and services to address the food security of the homebound elderly and people with disabilities.
4	Project Name	2022 Administration
	Target Area	City Wide Annie Glidden North
	Goals Supported	Administration/Planning

Needs Addressed	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
Funding	CDBG: \$80,000
Description	Funding to support the planning, management, monitoring, and oversight of all CDBG programs and projects.
Target Date	3/31/2023
Estimate the number and type of families that will benefit from the proposed activities	The number and type of families that will benefit from Administration is the total for all projects and activities included in the Plan. In addition, the Community Services coordinator will provide support plus information and referral services to an estimated 100 additional residents.
Location Description	Services provided by the Community Services Coordinator are available to all residents and entities city-wide.
Planned Activities	Administration provides staff support for planning, management, monitoring, and oversight of all projects and activities detailed in the plan plus outreach and community education about the programs and services funded using CDBG dollars.

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 2022, the City will continue to target one neighborhood 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 allocate approximately 22% of new 2022 CDBG funds to support the revitalization of this neighborhood by investing in the improvement of streets in a densely populated residential area of this neighborhood plus carry-over allocation of 2021 funding for economic development to foster redevelopment. The remaining 78% of funds will be used city-wide to support Public Services which benefit all residents of the City, Owner Occupied Housing Rehabilitation, and Administration of all programs and activities.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	78
Annie Glidden North	22

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

The City has continued to focus on one specific neighborhood as a target area for the use 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 invited a range of community stakeholders to assist in an analysis of the challenges and opportunities in the neighborhood. The collaboration resulted in the Annie Glidden North Revitalization Plan. The City will continue to target a portion of CDBG funds in this area to make improvements that support the redevelopment goals of the plan.

This year's Plan includes 22% of funds designated for a Public Improvements project for streets in the Annie Glidden north Neighborhood. The remaining Public Facilities and Improvements funds will be allocated to projects based on need as projects are identified. New projects may or may not be in the

target area depending on City priorities.

Discussion

The City is highly invested in meeting the needs of all 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 goals of the Annie Glidden North Revitalization Plan.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has determined that one of the most effective means of supporting the maintenance of 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 Housing 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 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

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

Discussion

The Owner Occupied Housing Rehabilitation Program directly supports affordable housing by providing LMI 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. The program contributes to the maintenance of more stable neighborhoods with safe, affordable, and accessible housing for people of low to moderate income.

The size of the City's CDBG grant limits additional options to support affordable housing. The City works closely with the local housing authority to monitor the level of need and participates in discussions to support the development of additional affordable housing in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The City works closely with the local Housing Authority to coordinate efforts to align goals and activities related to affordable housing. The City is currently working on an update to the Analysis of Impediments to Fair Housing for the City 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 local public housing stock is in very good condition as indicated by recent inspections scores and high occupancy rates. The HA is a designated HUD High Performer. The HA completed a housing analysis for the County in 2020 and is now evaluating new development options based on identified needs as a means to increase the stock of available affordable 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 promote 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 and recently received the Illinois Association of Housing Authorities 2021 Outstanding Achievement for Operational Excellence Award.

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 that maintains a high occupancy rate in its Public Housing properties and high utilization rates in its voucher programs. The HA addresses the need for affordable housing within the City. The City will continue to work with the HA and other local entities to foster 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 these services flows directly to the shelter through the CoC and from other sources. City funds are used to augment these sources and support operations that provide services for the homeless. There is also substantial community support for the local agencies that provide services to the homeless. 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 City has a very low number of unsheltered homeless. Hope Haven homeless shelter and the City of DeKalb Police Department provide routine outreach to identify and assist unsheltered individuals and families within the community. Local agencies and concerned residents contact Hope Haven directly when unsheltered homeless individuals are observed to advise the shelter of their location and to request outreach assistance. Some of these calls are in reference to individuals who refuse assistance. When this occurs, Hope Haven continues to perform outreach to offer assistance and encourage them to come into the shelter.

Homeless individuals are 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 are referred to Safe Passage, the local domestic violence shelter, which provides emergency shelter, supportive services, and transitional housing. Homeless youth under the age of 18 are referred to Youth Service Bureau and 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 services that meet basic needs and to move the homeless to permanent housing as quickly as possible. The City works 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 services, 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 strives to actively address 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, Elder Care Services, and other social service agencies. These agencies provide support to at-risk individuals and families to help them establish stability while working to gain employment, education, and permanent housing. 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 located in a community with agencies to assist the homeless and other individuals with special needs. Local social service providers 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 building codes in place that ensure 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 impacts the construction of affordable housing and residential investment. Zoning within the City defines lot sizes for new construction. Prior City code permitted new home construction on lots as small as 4,000 square feet. The updated code now requires lot sizes of 6,000 square feet or higher. This limits the number of lots available for small affordable homes. Many areas of the City are zoned Single Family Residential (SFR) which does not allow 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 units due to the stigma attached to subsidized housing. 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 because misperceptions about the recipients of housing vouchers persist. This has resulted in a concentration of low-income renters in the northwest corridor of the City. The community continues to be fearful that additional subsidized units and/or housing vouchers will bring additional "outsiders" and problems to the City.

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

In March of 2021, City Council approved text amendments to Chapter 23 of the Municipal Code (Unified Development Ordinance) to allow two-family and multi-family attached dwellings not meeting the minimum lot area requirements as a special use in the "TFR" Two-Family Residential District and "MFR1" Multi-Family Residential District. Also approved was an amendment to the "MFR2" Multi-Family Residential District to allow the owner of a multiple-family dwelling not meeting the building height requirements to apply for a special use permit. The amendments allow prospective owners of some non-conforming residential structures to re-establish dwelling units although they do not meet the minimum lot area requirements. These changes can be an incentive for the redevelopment of affordable units on existing lots.

The City is mindful of other limitations current code places on the development of affordable housing. With minimal new construction on the horizon, no additional updates are planned at this time.

However, the City reviews all applications for new development and remains flexible in addressing issues that could limit new development.

Discussion:

The City acknowledges 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 has also invested funds to support a change in ownership for a large number of substandard rental units within the City that are currently occupied by low-income individuals and families. The new owners will invest substantial funding to rehab the units to make them a safe, clean place to live. The units will be offered at market rent, but the new ownership has provided assurances it will accept Housing Choice Vouchers to increase affordable housing choices within the City.

The City supports a vision where diversity is valued and celebrated, and all people are treated with dignity, equity, and respect. The City has made a number of changes in the past year to promote equity and dispel the myths regarding poverty and the need for affordable housing. The City will continue to participate in partnerships that promote honest discussion and lead to plans that support this goal.

AP-85 Other Actions – 91.220(k)

Introduction:

The City is committed to continue to support 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 needs of unserved and underserved low-/moderate income residents.

Actions planned to address obstacles to meeting underserved needs

Several obstacles to meeting underserved needs exist. One 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 work with residents to identify their needs and refer them to programs and resources to address areas where assistance is required. The City will also continue to participate in community fairs and events to provide outreach to populations who can benefit from services and will build on its partnerships with local social service providers, businesses, and community leaders to engage in information sharing and ongoing identification of local issues.

Actions planned to foster and maintain affordable housing

The City will continue to fund 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 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 de minimus levels.

DeKalb County Health Department is the lead agency that addresses cases of elevated blood levels

(EBLs) in children and works with state and federal programs to remediate lead risks. The City will coordinate efforts with the Health Department to assist with any identified needs for lead abatement activities in the homes of children with an EBL when needed.

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. City staff will continue to participate in community meetings and committees to address the systems and practices that keep families in poverty and deny access to the services and supports that can help families become self-sufficient.

Actions planned to develop institutional structure

The City will continue to invest CDBG Public Facilities funding in LMI neighborhoods throughout the City to improve infrastructure that enhances the quality of life, increases access to vital services, increases property values, and helps maintain a suitable living environment for low to moderate income residents.

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

City staff will continue active participation 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 its collaboration with the Housing Authority to support the ongoing identification of housing needs and the creation of new units of affordable housing as needs dictate and resources allow.

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. Communication with stakeholders will be prioritized to maximize the provision of housing, social services, and neighborhood improvements for low- and moderate-income residents.

Program Specific Requirements

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

Introduction:

The City's CDBG program is relatively small and depends on annual entitlement funds to support local projects. Additional funds from local and state grants and City revenues are used to fund activities in support of the Plan. The City does not receive any program income at this time and does not have Section 108 loan guarantees, urban renewal settlements, funds returned to the line of credit, or float-funded activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	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 low-/moderate income population during 2021, 2022 and 2023.

Corporate Limits

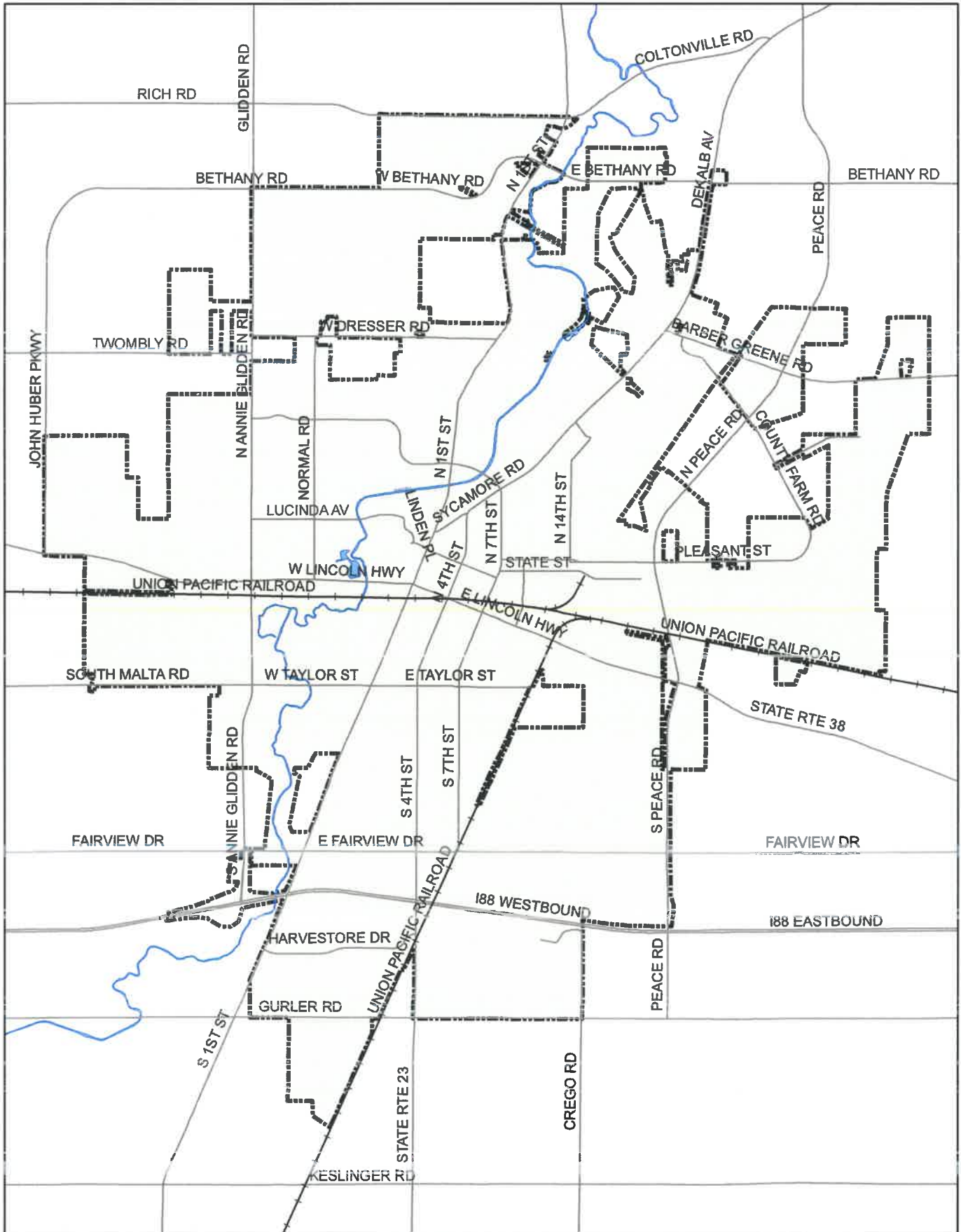


Chart of Funds

Please note: Allocated funds are funds that are already committed to a project in a prior year and are not available to contribute to a 2022 project. The only exception is 2021 Public Facilities which was planned to utilize both 2021 and 2022 funding to complete the AGN Streets project.

Activity	2021 Carry-over	New 2022 Funds	Total Funds	Notes
2020 Optional Relocation Assistance	\$ 25,000 (allocated)	\$ 0	\$ 25,000	Program to provide relocation assistance to permanently displaced renters as a result of City action for condemnation of a multi-family structure.
2021 Acquisition	\$ 100,000 (allocated)	\$ 0	\$ 100,000	2021 funds for the revitalization and redevelopment of AGN
2021 Economic Development	\$ 100,000 (allocated)	\$ 0	\$ 100,000	2021 funds for the revitalization and redevelopment of AGN
2022 Public Facilities – AGN Streets	\$ 77,656 (allocated)	\$ 240,000	\$ 317,656	Funds from 2021 are being carried over to 2022 to fund a larger street repair project in AGN plus other projects determined by need
2022 Public Services	\$ 0	\$ 60,000	\$ 60,000	HUD caps this amount at 15% of total grant
2022 Owner Occupied Housing Rehab Program	\$ 77,876 (unallocated)	\$ 20,000	\$ 97,876	Remaining funds from 2021 will be carried over to fund the program in 2022. Additional new funds in the amount of \$20,000 added to assist LMI households with lead service line replacements.
2022 Administration	\$ 0	\$ 80,000	\$ 80,000	HUD caps this amount at 20% of total grant
Total	\$ 380,532	\$ 400,000	\$ 780,532	

The City has one additional project from 2021 that is funded and will remain open in 2021:

2021 Public Facilities – Twombly Sidewalks	\$ 110,000 (allocated)	\$ 0	\$ 110,000	This project is expected to be paid out prior to the start of the 2022 program year but will not require the full amount.
Total	\$ 110,000	\$ 0	\$ 110,000	Possibly \$75,000 left to reallocate

There are two final payouts to complete the 2021 Public Services activity and the 2021 Administration activity. It is anticipated that all funds for these activities will be expended by the end of May 2021.

2020 Public Services Grant	\$ 25,500 (allocated)	N/A	\$ 25,500	Final payout due for 3 rd and 4 th Quarter 2021 Public Services grants
2020 Administration	\$ 37,671 (allocated)	N/A	\$ 37,671	Final payout for 3 rd and 4 th Quarter salary and benefits for CDBG Grant Administrator and other Admin expenses
Total	\$ 63,171	N/A	\$ 63,171	
Total Funds	\$ 553,703	\$400,000	\$ 953,203	Includes both allocated and unallocated funds.