

APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT FIVE-YEAR CONSOLIDATED PLAN 2025-2029 AND THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN (ONE-YEAR USE OF FUNDS) FOR PROGRAM YEAR 32 (APRIL 1, 2025 - MARCH 31, 2026).

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the Community Development Block Grant ("CDBG") is a federal program administered by the United States Department of Housing and Urban Development that provides grant funds to cities to support community development; and

WHEREAS, on December 27, 2024, the City made available for public inspection the CDBG Five-Year Consolidated Plan 2025-2029 (the "2025-2029 CDGB Plan" and the Annual Action Plan for Program Year 32 (April 1, 2025 – March 31, 2026) (the "CDBG Year 32 Plan"); and

WHEREAS, on January 27th, 2025, the City's corporate authorities held a public hearing on the 2025-2029 CDGB Plan and the CDBG Year 32 Plan; and

WHEREAS, the City's corporate authorities find that approving the 2025-2029 CDGB Plan and the CDBG Year 32 Plan is in the City's best interests for the protection of the public health, safety, morals, and welfare; and

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

SECTION 1: The recitals to this resolution are true, material, adopted and incorporated as Section 1 to this resolution.

SECTION 2: The City's corporate authorities authorize and approve: (1) the 2025-2029 CDGB Plan and the CDBG Year 32 Plan; and (2) the City Manager to take all necessary acts to effectuate the 2025-2029 CDGB Plan and the CDBG Year 32 Plan.

SECTION 3: 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 27th day of January 2025 and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Zasada, Larson, Perkins, Powell, Verbic, Walker, Barnes. Nay: None. Absent: Smith.




COHEN BARNES, Mayor

ATTEST:


Ruth A. Scott, Executive Assistant



COMMUNITY DEVELOPMENT BLOCK GRANT

FIVE-YEAR CONSOLIDATED PLAN 2025-2029

2025 ANNUAL ACTION PLAN PROGRAM YEAR 32 APRIL 1, 2025 – MARCH 31, 2026

**PREPARED BY:
COMMUNITY DEVELOPMENT DEPARTMENT
JENNIFER YOCHER, 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 comprehensive five-year plan that outlines strategies and actions to address housing and community development needs. It is developed through a collaborative approach that encourages citizen participation in setting long-term strategies and short-term actions to meet priority needs.

The Plan also lays the groundwork for more effective program performance and reporting.

- This is a planning document that is developed through a participatory process.
- It is an application for Federal funds under HUD's formula grant programs.
- It outlines a strategy to be followed in implementing HUD programs.
- It includes an action plan identifying specific projects to execute the strategy.
- It serves as a basis for assessing performance in meeting the qualitative and quantitative strategic goals.

In preparing the Plan, the City of DeKalb (the City) examined various sources to address five major components of the document.

Housing market analysis:

- Assessment of housing and non-housing needs (priority needs)
- Development of 5-year strategies and objectives
- Creation of quantifiable annual actions (Action Plan)
- Engagement of citizens in participation and consultation

This comprehensive plan outlines the specific strategies and approaches that will be implemented to address the City's housing and community development needs from 2025 through 2029. It also details the process for creating Individual Action Plans to utilize Community Development Block Grant (CDBG) funds during each of these five years. Additionally, it includes the initial Action Plan, which outlines the allocation of funds for the City's CDBG Program Year 32, covering the period from April 1, 2025, through March 31, 2026.

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

The Consolidated Plan serves as a strategic framework to address the needs of the City over the forthcoming five-year period through the utilization of Community Development Block Grant (CDBG) funds. The primary objectives that guide the proposed activities include the provision of decent housing and the creation of suitable living environments. These objectives underscore the intended benefits of the programs and activities for both the community and the individuals served. The three outcomes that will illustrate the advantages of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Approve Affordability
- Improve Sustainability

During the development of the Consolidated Plan, the City of Cleveland's Needs Assessment identified several priority needs:

1. Homeless Services
2. Affordable Housing Options
3. Infrastructure Improvements
4. Assist Social Service Providers
5. Housing Rehabilitation

3. Evaluation of past performance

The goals and objectives outlined in the previous Five-Year Consolidated Plan were carefully developed based on the priority needs identified in the 2020-2024 Plan. This comprehensive Consolidated Plan targeted three strategic areas that correspond with HUD's designated priority needs categories, emphasizing the City's commitment to enhancing the quality of life for its residents.

Throughout the past five years, various programs received funding to improve the quality of life of low-to moderate-income individuals and families residing in the City of DeKalb. The following initiatives were a focus of expenditure:

- **Housing Rehabilitation:** This program provided essential rehabilitation services for low—to moderate-income individuals and families, ensuring their homes were safe, secure, and conducive to healthy living. The aim was to improve housing quality while enhancing neighborhoods' aesthetics and safety.
- **Public Services Funding:** Financial support was given to agencies that deliver critical services to the City's most vulnerable populations, including the elderly, homeless, and those with disabilities. These services encompassed healthcare, job training, counseling, and youth programs, addressing immediate needs and fostering long-term stability.

- **Public Facilities Projects:** Investments were made to repair and upgrade distressed infrastructure in low- to moderate-income census tracts.
- **Economic Development:** To bolster local entrepreneurship, funding was allocated to assist Opportunity DeKalb in launching its Community Business Academy. This initiative aimed to empower residents by providing them with the skills and resources needed to start and grow their businesses, ultimately enhancing economic mobility within the community.

Over the implementation period, measurable progress was made concerning the objectives outlined in the 2020-2024 Plan. The City actively engaged with various stakeholders, monitoring outcomes and refining strategies to ensure that the goals were met effectively and to maximize the positive impact on the community. Through these committed efforts, the City of DeKalb demonstrated its dedication to fostering sustainable growth and improving the quality of life for all its residents.

4. Summary of citizen participation process and consultation process

While preparing the City of DeKalb's FY2025-2029 Consolidated Plan and FY2025 Action Plan, a Public Hearing was held on January 27, 2025, to obtain the County's specific housing and related services needs for the City. All comments received have been included in this Consolidated Plan. The following methods were used to obtain public and private input:

- A 30-day comment period was held from December 27, 2024, through January 27, 2025, for the public to review and comment on the Annual Action Plan. The plan was available for review in hard copy at the City Hall on the main floor, in the Community Service Coordinator's Office, DeKalb Public Library, on social media, and on the City's website at <https://www.cityofDeKalb.com>.

5. Summary of public comments

Comments will be uploaded once complete

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

All comments were accepted.

7. Summary

The Consolidated and Annual Action Plan has been developed with community input and reflects the city's needs. Many components of the Consolidated Plan were built on prior plans and strategies generated by local input. During the next five-year Consolidated Plan period, the City will continue to utilize CDBG funding to address the priority needs of low-income households and enhance their quality of life

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The City of DeKalb's Community Service Coordinator is responsible for developing, administering, and reviewing the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan. The Coordinator also administers Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) and coordinates the execution of projects related to the priorities and goals identified in the Consolidated Plan.

Consolidated Plan Public Contact Information

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City of DeKalb

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

1. Introduction

The City developed an outreach effort to maximize input from many stakeholders. This outreach effort included public meetings, ward meetings, and published meeting notices. Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. The City conducted significant consultations with citizens, municipal officials, non-profit agencies, the local public housing authority, governmental agencies, and the Continuum of Care in preparing this Plan. These meetings are summarized in the Citizen Participation Section of this plan. Drafts of the plans have been posted on the City webpage. Notices of public meetings and hearings were published in the local newspaper and social media.

Stakeholder Focus Groups and Interviews: From September 2024 through December 2024, a series of stakeholder meetings and interviews were conducted to discuss issues and opportunities related to housing and community development needs and fair housing issues. Individuals representing government, nonprofit organizations, and affordable housing providers were invited to participate to ensure that as many points of view as possible were heard. Throughout one-on-one interviews and small focus group meetings, approximately five local nonprofit organizations provided their feedback in person. Several meetings were held with the local social service groups and other settings.

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)).

During the development of the Consolidated Plan, the City sought to encourage a high level of public communication and agency consultation to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations positively and collaboratively. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in needs assessment meetings to develop the Consolidated Plan. **The list of stakeholders is included in the Citizen Participation Comments section.** Based on the public meetings, **the City established a set of priorities for the next five years, as shown in SP25 of this document.**

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 Coordinator attends bi-monthly meetings with the Northern Illinois Homeless Coalition of Winnebago, DeKalb & Boone Counties, and area service providers to enhance the community's comprehensive Continuum of Care system to end homelessness. DeKalb representatives from the local homeless shelter and the local public housing authority 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. The Community Service Coordinator serves as the Vice Chair of the Northern Illinois Homeless Coalition, participates on the Scoring and Ranking Committee and the Warming Center Committee, and assists with completing the NOFO. The City enhances the coordination of public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Continues to work with other jurisdictions and the Housing Authority of the County of DeKalb to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services.
- Continues to participate in coordinated efforts with Hope Haven of DeKalb County, the county's homeless shelter, to provide shelter and services to homeless individuals and families.

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 administering HMIS.

As mentioned earlier, representatives from the DeKalb community, including the city's Community Services Coordinator, sit on the CoC board. They 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, and organizations who participated

1	Agency/Group/Organization	DeKalb County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth.
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City is committed to maintaining frequent and open communication with the Housing Authority to address the pressing need for affordable and safe housing. The Community Services Coordinator works closely with the Housing Authority's Executive Director and Operations Director to collaboratively tackle issues related to fair housing, opening waiting lists, and conducting community outreach. The recent discussions encompassed crucial topics such as required and planned improvements to the local public housing stock, the current status of the waitlists for Public Housing and the HCV Program, the utilization of the current preference point system by the HA, as well as the imperative need and potential for the development of additional affordable housing.

2	Agency/Group/Organization	City of DeKalb Transit Department
	Agency/Group/Organization Type	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 Other government - Local Public Transportation Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Transportation
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	A discussion was held with the City of DeKalb's Transit System Manager to discuss recent improvements to the public transportation system and plans for future enhancements. Over 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 has traditionally been identified as one of the most pressing needs of low-income populations, providing increased access to goods, services, jobs, and education. The recent improvements to the service have created more opportunities for all City residents. According to the Transit Manager, the improved system has increased the total number of rides to 737,779 Fixed Route rides and 86,832 paratransit rides in 2023. Fixed Route rides increased by over 20% from 2022 to 2023. Additionally, the Transit Department has increased the number of buses traveling to the Metra station in Elburn to provide transportation to Chicago and the outlying communities on the train route for commuters and students. Future planned improvements include increasing the frequency of the most highly used routes and expanding access to currently serviced areas and new locations inside and near the City.

3	Agency/Group/Organization	HOPE HAVEN OF DEKALB COUNTY, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Hope Haven is the sole homeless shelter in DeKalb County, making it a crucial player in the fight against homelessness in the area. As the agency works tirelessly to support those in need, it has become increasingly aware of the urgent demand for more supportive housing options. Such housing is vital for facilitating the transition of homeless individuals into stable, permanent residences. In recent months, there has been a noticeable uptick in the number of homeless individuals opting to avoid shelters altogether. Many express a strong preference for living outdoors, even in severe weather conditions that are unsuitable for human habitation. This trend raises serious concerns about their health and safety. Additionally, a significant portion of the homeless population grapples with untreated mental health issues, which complicates their situation further. These challenges underscore the importance of providing immediate shelter and addressing the underlying issues that hinder their ability to find stable housing. To effectively combat homelessness, there is a clear need for a more comprehensive approach that includes both supportive services and the development of permanent housing solutions.</p>
4	Agency/Group/Organization	BEN GORDON CENTER
	Agency/Group/Organization Type	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Health Agency Regional organization Persons with Substance Abuse</p>

	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 Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Ben Gordon Center recently communicated its concerns to the Community Service Coordinator, emphasizing the pressing shortages of essential services in the City of DeKalb. This discussion highlighted the urgent and ongoing need for transitional housing services, which are vital for successfully reintegrating individuals who have experienced chronic homelessness, as well as those battling untreated mental illnesses. Furthermore, collaborations between licensed clinical social workers from the Northwestern Medicine Behavioral Health Center have proven to be transformative assets within local police departments. Their expertise not only enhances outreach efforts to clients in need but also plays a crucial role in effectively managing domestic violence incidents and addressing mental health crises. This multi-faceted approach aims to provide comprehensive support and intervention, ultimately improving the overall well-being of vulnerable populations in the community.

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

The City of DeKalb proactively engaged with over 60 different agencies, including homeless shelters, elder care agencies, the local school district, the DeKalb County Economic Development Corporation, daycare centers, and others within the community. This outreach aimed to gather valuable insights into the current needs and concerns of our residents. It included discussions, surveys, and feedback sessions to ensure a comprehensive understanding of the issues faced by our community. Each response was carefully reviewed and thoughtfully integrated into the development of the 2025-2029 Consolidated Plan, ensuring that our strategies and initiatives align with the identified needs of the population we serve. This collaborative effort reflects our commitment to fostering a vibrant and responsive community framework that addresses the diverse needs of all residents.

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	Winnebago County Health Department	The City is dedicated to actively eliminating and preventing homelessness within the community. To achieve this goal, it allocates additional funding to enhance the efforts of local social service providers. These providers offer essential resources, support, and services to address the complex homelessness issues, including shelter access, mental health services, and job training programs. By collaborating with these organizations, the City aims to create a comprehensive approach that addresses immediate needs and fosters long-term stability for individuals and families experiencing homelessness.
DeKalb County Comprehensive Housing Needs Study	Housing Authority of the County of DeKalb	The Community Development goals aim to enhance residents' quality of life. The Strategic Plan outlines broader objectives, while the Comprehensive Housing Plan focuses on improving housing quality and availability. Both plans emphasize sustainable growth, community engagement, and equitable service access. By involving residents in decision-making and addressing disparities in housing, they create a cohesive strategy for the city's development and housing needs.

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(I))

The City is represented on various committees, such as the Regional Planning Committee, the CoC, the DeKalb County Economic Development Corporation, and the Regional Transportation Committee. These committees also include representation from DeKalb County and surrounding communities. Through committee activities, adjacent governments provide input, identify priority non-housing community development needs, and set strategies and goals to meet those needs.

The CoC provides a Homeless Prevention Task Force, with the City of DeKalb Police as the primary source of identification of unsheltered homeless individuals in the community. DeKalb Police have contracted social services with Licensed Counselor Social Workers from the Northwestern Medicine Behavioral Health Center. The LCSWs provide much-needed support to police officers on domestic violence and mental health situations to de-escalate the environment. The City maintains a Crime-Free Housing Task Force that improves housing quality for low-to-moderate-income families.

The City coordinates services with DeKalb Township and the General Assistance Program, which helps individuals without income and at risk of becoming homeless stabilize and obtain housing while building skills for future employment. The City participates in the community-wide coordination of efforts to meet the needs of low- and moderate-income individuals and families.

Narrative (optional):

Combined, these agencies provide housing and supportive services to the community's special needs populations, including persons with disabilities, homeless families and individuals, chronic homeless persons, persons with HIV/AIDS, and the elderly. In addition to these agencies, many groups and agencies consulted provided information during the plan's development.

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

The City of DeKalb staff worked with the community to develop goals and objectives. The goals were developed based on feedback from the community regarding issues to be resolved and projects needing funding. The City of DeKalb has adopted a Citizen Participation Plan to ensure consistent outreach efforts. A community needs survey in English and Spanish was made available to residents and housing service providers.

Social service agencies and governmental bodies were encouraged to actively participate in preparing the Consolidated Plan. The Citizen Participation Plan outlines local responsibilities to provide opportunities for resident involvement. In addition to the survey, outreach was conducted through meetings with Networking for Families, Youth Service Providers, TRIAD, and the Multi-disciplinary Committee, who were invited to participate in various sessions to learn about needs identified and strategies being considered to address those needs. Participants were able to provide direct feedback, which informed the selection of priority needs and strategy for the Consolidated Plan, the identification of impediments to fair housing, and the identification of regulatory barriers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A summary of the comments will be provided to the Department of Housing and Urban Development and made available to the community along with the final versions of this Five-Year Consolidation Plan and the 2025 annual Action Plan.</p>	<p>All comments received to date have been reviewed and considered when developing this Five-Year Consolidated Plan and the 2025 Annual Action Plan.</p>	<p>All comments received to date have been reviewed and considered when developing this Five-Year Consolidated Plan and the 2025 Annual Action Plan.</p>	

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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	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City keeps distribution lists for cross-sector partners, individuals interested in housing, infrastructure, social services, and those focused on Economic Development. Over 60 emails were sent to encourage participation in Public Hearings and to invite responses to survey questions. In addition to being featured as a News Flash on the City's website, this information was shared on Instagram and Facebook.</p>	<p>A summary of comments is attached.</p>	<p>None</p>	

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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	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish.</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A public hearing will be held on January 27, 2025, at the City Council meeting.	Comments will be added after the Public Hearing.	All comments are accepted and appreciated for their candor.	

Demo

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City of DeKalb will publish information about the 2025-2029 CDBG Consolidated Plan and the 2025 Annual Action Plan on its official website and newsletters. Residents and stakeholders are encouraged to review these documents and provide feedback.</p> <p>The Consolidated Plan outlines the City's five-year community development vision, while the Annual Action Plan details the projects and funding for 2025. Public comments are welcome to help shape these initiatives.</p>	Comments will be added.	All comments are accepted and appreciated for their honesty.	

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5	Paper copies made available	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>From December 27, 2024, through January 27, 2025, copies of the 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan and the 2025 Annual Action Plan were available at the DeKalb Public Library on the main floor of City Hall and in the Community Service Coordinator's office. To encourage community engagement, the Community Service Coordinator was available at City Hall to answer questions and provide additional information about the plans and their impacts on the community.</p>	<p>A summary of comments will be provided upon receiving the comments at the end of the comment period.</p>	<p>The City of DeKalb values and appreciates all comments, and each one will be thoroughly reviewed for consideration. The feedback is important to the City and helps improve its work.</p>	
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Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on data provided by the U.S. Department of Housing and Urban Development (HUD), this report details the prevalence of housing challenges faced by renters and homeowners, specifically categorized by income levels. HUD acquires a unique data set known as a "special tabulation" from the U.S. Census Bureau's American Community Survey (ACS). This data set offers insights that are not typically accessible through the Census's standard products, allowing for a deeper understanding of housing dynamics.

The "special tabulation" includes detailed counts of households that align with specific combinations of criteria defined by HUD. These criteria encompass various housing needs, including the definitions of income limits—specifically at 30%, 50%, and 80% of the area median income. Additionally, the tabulation pays special attention to distinctive household types that interest local planners and policymakers.

This data is called the Comprehensive Housing Affordability Strategy (CHAS) data and is an essential tool for local governments in their housing planning efforts. It is also utilized as part of the Consolidated Planning process, which is a framework that guides the allocation of federal resources to meet community development needs.

To effectively address the housing needs of DeKalb, Illinois, a comprehensive assessment focused on the availability and affordability of rental and single-family homes. This assessment incorporated various available demographic, economic, and housing data specific to DeKalb. The analysis was facilitated using HUD's eCon Planning Suite, a powerful tool designed to streamline the planning process. The eCon Planning Suite automatically populates the most current and relevant housing and economic data, thereby assisting jurisdictions in setting clear funding priorities in the Consolidated Plan and the Annual Action Plan.

The assessment's results emphasize the specific affordable housing challenges the community faces and lay the groundwork for informed decision-making. Subsequent sections provide detailed highlights and findings from this assessment, aiming to equip local leaders and stakeholders with the insights needed to develop effective strategies for addressing affordable housing needs in DeKalb, Illinois.

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

Summary of Housing Needs

The Area Median Income (AMI) is a statistic provided by the U.S. Department of Housing and Urban Development (HUD) to assess the eligibility of applicants for specific federal housing programs. HUD calculates the AMI annually for each metropolitan area, considering household size and other factors.

According to the 2016-2020 American Community Survey (ACS), the City of DeKalb has a population of 42,965 residents living in 15,840 households. Since 2009, the population has decreased by 1%, while the number of households has increased by 6%. During the same period, the median household income rose by 17%, from \$37,954 in 2009 to \$44,223 in the 2016-2020 ACS.

Table 6 presents income levels for various types of households, including small families (2-4 members), large families (5 or more members), households with young children, and households with seniors. The table shows that 10,970 households in the City of DeKalb have low or moderate incomes (under 80% of the HUD Area Median Family Income, or HAMFI). This represents 69% of the total households in the city.

When examining income levels by household type, it is observed that 3% of large-family households (equating to 515 households) and 20.6% of small-family households (approximately 3,275 households) fall within this income category. Additionally, over half (5.8%, or 930 households) of households with at least one member aged 75 or older have incomes below 80% of the HUD AMI. Furthermore, 2% of households with at least one child aged 6 years or younger (9.5% or 1513 households) also have incomes below this threshold.

Estimates of single-person households in DeKalb that require housing assistance are unavailable. In Tables 9 and 10, non-elderly single-person households are categorized under "other" households, including non-family arrangements such as roommates or non-married partners.

Table 9 indicates that approximately 1,690 renter and 60 owner households classified as "other" have low or moderate incomes and spend over 30% of their income on housing costs. Table 10 shows data on severely cost-burdened households, revealing that 85.5% of renter households and 25% of owner households spend more than 50% of their income on housing.

As outlined in Table 11, the total number of single-family households in the city is noted, with 92.5% of these households having incomes below 80% of the Area Median Income (AMI).

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	43,485	42,965	-1%
Households	14,880	15,840	6%
Median Income	\$37,954.00	\$44,223.00	17%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,750	2,635	3,095	1,490	4,875
Small Family Households	1,025	515	1,055	680	2,370
Large Family Households	190	90	160	75	455
Household contains at least one person 62-74 years of age	185	240	370	325	780
Household contains at least one-person age 75 or older	130	365	380	55	300
Households with one or more children 6 years old or younger	675	169	329	340	225

Table 6 - Total Households Table

Data Source: 2016-2020 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	35	135	25	0	195	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	0	10	0	40	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	25	40	80	0	30	0	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	2,185	420	0	0	2,605	205	30	45	0	280

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	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
Housing cost burden greater than 30% of income (and none of the above problems)	405	860	670	70	2,005	10	190	305	35	540
Zero/negative Income (and none of the above problems)	555	0	0	0	555	10	0	0	0	10

Table 7 – Housing Problems Table

Data 2016-2020 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,265	555	65	40	2,925	205	60	45	0	310
Having none of four housing problems	1,195	1,680	1,965	635	5,475	80	340	1,015	820	2,255
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 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
NUMBER OF HOUSEHOLDS								
Small Related	790	250	225	1,265	65	40	180	285
Large Related	165	60	0	225	15	0	45	60
Elderly	135	140	80	355	75	130	90	295
Other	1,580	900	385	2,865	60	45	35	140
Total need by income	2,670	1,350	690	4,710	215	215	350	780

Table 9 – Cost Burden > 30%

Data 2016-2020 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	0	0	55	55	65	0	0	65
Large Related	0	0	20	20	15	0	25	40
Elderly	105	90	15	210	65	10	0	75
Other	0	1,365	325	1,690	60	0	0	60
Total need by income	105	1,455	415	1,975	205	10	25	240

Table 10 – Cost Burden > 50%

Data 2016-2020 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	15	0	35	4	54	0	10	0	0	10

	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
Multiple, unrelated family households	0	0	0	30	30	0	20	0	0	20
Other, non-family households	30	0	0	0	30	0	0	0	0	0
Total need by income	45	0	35	34	114	0	30	0	0	30

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	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.

Estimates for single-person households in need of housing assistance are not available in the City of DeKalb. In Tables 8 and 9, non-elderly single-person households are categorized under "other" households, which also includes non-family households such as roommates or unmarried partners.

Table 8 shows that there are an estimated 2,865 "other" renter households and 140 "other" owner households with low or moderate incomes who spend more than 30% of their income on housing. Among these, 86% of renter households and 75% of owner households are considered severely cost-burdened, meaning they spend over 50% of their income on housing and may require housing assistance.

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.

Over the past year, the local domestic violence shelter has served 1,599 victims of domestic violence, sexual assault, and stalking. Of those served, 51.9% were residents of the City of DeKalb. Approximately 79% of the individuals in the shelter require housing and housing assistance. Among clients who visit the shelter for counseling or legal advocacy, about 1,300 report that they seek affordable housing, primarily

to escape a perpetrator. These victims are looking for stable living arrangements as a way to escape situations of ongoing violence.

Currently, the Public Housing Authority (PHA) does not have a specific indicator for victims of domestic violence on their waiting lists. However, the PHA does offer a preference for DeKalb County Social Service Providers, allowing victims of domestic violence, sexual assault, and stalking to select this preference if they are engaged with a local social service provider in DeKalb County. The PHA has reported that the six project-based vouchers designated for the domestic violence shelter are fully utilized, and there are currently no applicants waiting for this type of assistance.

What are the most common housing problems?

The City of DeKalb faces significant housing challenges for both renters and owners, primarily related to cost-burdening and severe cost-burdening. According to Table 8, 4,710 low- and moderate-income renter households spend more than 30% of their income on housing, alongside 780 low- and moderate-income-owner households. This results in 5,490 cost-burdened households with incomes below 80% of the Area Median Income (AMI). Of these, 2,035 households experience severe cost burdens, comprising 1,975 renters and 240 owners, as shown in Table 9. These high-cost burden rates indicate that many city households struggle to save adequately for unexpected expenses and planned costs.

It is important to note that the impact of cost burden affects households across various income brackets. Throughout stakeholder engagements, community members frequently highlighted concerns about the limited availability of housing options. This issue goes beyond affordability and encompasses accessibility, proximity to essential services, and adequate living space. Many households may opt to be cost-burdened rather than settle for housing that costs less than 30% of their income. This situation disproportionately affects low- and moderate-income households, particularly renters.

In addition, overcrowding—defined as more than one person per room—affects 80 low- and moderate-income renters and 30 owners. Meanwhile, substandard housing, which lacks complete plumbing or kitchen facilities, impacts the smallest segment of low- and moderate-income households in DeKalb: 195 renters and no owners with incomes under 80% AMI, as outlined in Table 7.

Staff opinions, consultations, and citizen participation have identified several key housing challenges. The primary issues include deferred maintenance of properties, a lack of sufficient income or savings, which makes it difficult for individuals and families to afford down payments on homes, and poor credit scores that hinder access to financing options.

These challenges are particularly relevant to cost-burdened households, who spend a significant portion of their income on housing expenses. In response to these pressing concerns, various strategic solutions have been proposed. Housing rehabilitation programs aimed at improving existing properties are one avenue for addressing deferred maintenance. Additionally, implementing down payment assistance initiatives could help prospective homeowners overcome financial barriers and achieve homeownership.

Together, these strategies offer a promising approach to alleviating the housing struggles many in our community face. These programs would be implemented in collaboration with local social service agencies, utilizing various grants for mortgage assistance, rental assistance, and the Owner-Occupied Housing Rehab Program through the Community Development Block Grant and other state and federal funding opportunities.

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

Households with incomes below 80% of the Area Median Income (AMI) are significantly impacted by housing cost burdens and have the greatest needs. According to the data in Table 8, 4,710 low- and moderate-income renter households spend over 30% of their income on housing costs, as do 780 low- and moderate-income owner households. Additionally, more than 34.6% of low-income families are severely cost-burdened.

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

Individuals at imminent risk of staying in shelters or becoming unsheltered often face financial challenges. These can include the absence of living wage jobs, paying more than 30% of their income on rent, poor rental history, and high costs associated with childcare, medical expenses, or transportation. Additionally, those at risk of homelessness may experience other significant issues such as family conflicts, domestic violence, living with family members (often referred to as "doubling up"), recent crises, unsafe or substandard housing conditions, family members with disabilities, criminal histories, mental health or substance use challenges, difficulties navigating systems to access public benefits or community services, and prior experiences with homelessness. For formerly homeless individuals and families who receive housing assistance but are nearing the end of that assistance, several key needs arise:

- Access to Social Security disability and other benefits
- Stable employment or access to mainstream job training, employment, and education programs
- Connection to health and mental health services
- Reliable transportation
- Access to affordable childcare
- Continued case management and supportive services

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 of DeKalb currently does not have an available estimate for the number of individuals within its at-risk population. This group typically includes vulnerable communities such as the elderly, low-income families, and those with health challenges, but specific data on their size and demographics has not yet been compiled or reported.

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

Severe cost burdens are the most significant predictors of homelessness risk. Populations that spend more than 50% of their income on housing costs or have incomes at or below 50% of the Area Median Income (AMI) are particularly at risk. Many households in the City of DeKalb allocate half of their gross monthly income to housing costs. Other necessary expenses, such as transportation, food, utilities, and healthcare, further decrease disposable income and limit the ability to save. As a result, households become more vulnerable to unexpected life events, such as illness, job loss, or other circumstances that lead to a loss of income or unplanned expenses. Limited or unstable income is closely associated with an increased risk of homelessness.

Moreover, federally subsidized tenants find themselves in a Catch-22 situation. When they receive a raise or promotion, their increased income often reduces rental and childcare assistance benefits, creating a barrier to advancement and progress.

Discussion

Low housing affordability rates and substandard conditions impede stable and affordable housing access. Like other segments of the community, the City's homeless population is expected to see a rise in the number of elderly individuals and seniors living alone over the next decade. Housing stock must adapt to these demographic changes by providing smaller, affordable units suitable for those on fixed incomes. Additionally, these units should be physically accessible and located near community-based support services.

Housing issues in the community are intricately connected to the financial strain of high housing costs, disproportionately affecting low-income households. As more affordable housing options become less available, more people are forced to settle in substandard rental properties. These areas often have poor living conditions, including inadequate maintenance and safety concerns. Consequently, many low-income families reside in deteriorating neighborhoods and lack vital amenities such as grocery stores, healthcare facilities, and recreational spaces. This impacts their immediate living situations and hinders their overall quality of life and access to resources that support their family's well-being and development.

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

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

Introduction

According to HUD, a disproportionately greater need arises when members of a racial or ethnic group at a specific income level experience housing problems at a rate that is ten percentage points or more above the overall rate for that income level. Tables 13 through 16 detail the number of households facing one or more of four housing problems, categorized by race, ethnicity, and income level. The four housing problems are:

1. Cost burden (spending more than 30% of income on housing and utilities)
2. Overcrowding (having more than one person per room)
3. Lacking complete kitchen facilities
4. Lacking complete plumbing facilities

Income classifications are as follows:

- Meager income (below 30% of Area Median Income (AMI))
- Low income (30-50% AMI)
- Moderate income (50-80% AMI)
- Middle income (80-100% AMI)

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	2,970	220	475
White	1,630	125	240
Black / African American	735	95	150
Asian	140	0	75
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	435	0	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	1,640	395	0
White	1,135	255	0
Black / African American	220	110	0
Asian	65	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	15	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	1,260	1,495	0
White	935	1,240	0
Black / African American	140	105	0
Asian	90	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	80	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	305	1,260	0
White	135	1,055	0
Black / African American	35	135	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	35	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 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

According to the 2022 American Census Survey 5-Year Estimates, the City is predominantly white, comprising 58.7% of the population, followed by Black/African American individuals at 18.4%, Hispanic individuals at 17.8%, and 10% identifying as two or more races. There is also a growing Asian population at 3.9%, mainly due to the influx of university students.

In terms of housing needs, it is notable that white residents of low income have historically faced the majority of housing problems across all income levels. Currently, white residents continue to represent the largest group experiencing housing issues, followed by Black/African Americans and the Hispanic population.

Specifically, in the 0-30% Area Median Income category, Black/African Americans, who make up 18.4% of the total population, experience 28% of one or more significant housing problems. This statistic aligns with the overall racial distribution within the City.

The largest low-income area in the city also houses the highest concentration of minority residents, and the housing stock primarily consists of rental units. This area is experiencing increasing code violations

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due to poor property maintenance and management. Furthermore, in other parts of the city, the aging housing stock and the insufficient number of accessible units for the elderly continue to hinder access to safe, decent, and affordable housing options.

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 U.S. Department of Housing and Urban Development (HUD) defines “disproportionately greater need” as present when members of a racial or ethnic group at a specific income level experience housing problems at a rate that exceeds the overall rate for that income level by ten percentage points or more.

In this discussion, we will examine whether severe housing problems disproportionately affect racial or ethnic groups across four income levels relative to the Area Median Income (AMI):

- 0-30 percent of AMI
- 30-50 percent of AMI
- 50-80 percent of AMI
- 80-100 percent of AMI

Severe housing problems, as referenced in this section, include the following issues:

- Lack of complete kitchen facilities
- Lack of complete plumbing facilities
- Severe overcrowding (defined as more than 1.5 persons per room)
- Cost burden over 50 percent (spending more than 50 percent of income on housing)

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	2,635	550	475
White	1,515	235	240
Black / African American	590	235	150
Asian	140	0	75
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	75	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	815	1,215	0
White	585	810	0
Black / African American	65	270	0
Asian	15	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	75	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	260	2,490	0
White	155	2,020	0
Black / African American	0	245	0
Asian	80	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	150	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	165	1,395	0
White	45	1,150	0
Black / African American	0	170	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	125	40	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*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

Among the 1,560 households earning between 0-30 percent of Area Median Income (AMI), 10%, or 165 households, report experiencing one or more severe housing problems. This income level disproportionately affects Hispanic households, with 82% (210 households) reporting severe housing issues. In contrast, only 3% (45 households) of White households face similar severe housing problems. According to the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, other racial or ethnic groups do not report experiencing one or more severe housing problems. Overall, Hispanic households represent the largest segment of those facing housing issues.

Out of the 2,030 households earning between 30% and 50% of the Area Median Income (AMI), 53%—or 815 households—report experiencing one or more severe housing problems. Within this income range, there is a disproportionate impact on White households, with 71.7% (585 households) affected,

compared to 18.4% (150 households) of Hispanic households and 7.9% (65 households) of Black or African American households.

Among the 2,750 households earning between 50% and 80% of the Area Median Income (AMI), 10%, or 260 households, report experiencing one or more severe housing problems. At this income level, the disproportionate impact is primarily felt by Asian households, with 30.7% (80 households) facing severe housing issues. Additionally, Hispanic households have a higher percentage of housing problems at 9.6%, which is greater than the overall percentage. Meanwhile, White households experience the most severe housing problems in the entire jurisdiction, with 59.6%, or 155 households, affected.

Out of the 1,560 households earning between 80% and 100% of the Area Median Income (AMI), 10.5%—equivalent to 165 households—report experiencing one or more severe housing problems. Hispanic households are disproportionately affected, with the same 10.5% (165 households) facing severe housing issues at this income level. Additionally, the number of White and Hispanic households experiencing housing problems exceeds the total number of households in those categories, with 45 White households and 125 Hispanic households reporting such issues. In contrast, Black/African American, Asian, American Indian, Alaska Native, and Pacific Islander households experience severe housing problems at rates lower than the overall jurisdiction.

Of the 9,525 households with incomes below the area median income (AMI), 40.6%, or 3,875 households, report experiencing one or more severe housing problems. Among households with incomes ranging from 0% to 100% of AMI, White households (59%) and Hispanic households (16.9%) are disproportionately affected by these severe housing issues, as defined by HUD. In absolute numbers, White households represent the largest segment of those facing housing problems citywide, accounting for 68% of the affected households. Additionally, the proportion of households experiencing housing problems reflects the overall population distribution for each racial or ethnic group.

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:

According to HUD definitions, a “disproportionate need” occurs when a specific group faces a housing need 10% greater than the need in the entire jurisdiction. A household is deemed cost-burdened if it spends more than 30% of its income on housing costs, including utilities. This section examines the cost burden level and identifies disproportionately impacted populations.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,445	2,670	3,455	475
White	6,970	1,835	2,170	240
Black / African American	690	520	625	150
Asian	300	60	150	75
American Indian, Alaska Native	4	4	0	0
Pacific Islander	0	0	0	0
Hispanic	425	255	475	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Table 21 presents data on the number of households experiencing housing cost burdens, categorized by race or ethnicity, as well as information on households with no or negative income. Households that spend between 30% and 50% of their income on housing are classified as moderately cost-burdened, while those spending over 50% are considered severely cost-burdened. The table also highlights the disproportionate impact on households with no or negative income.

In the City of DeKalb, 18.6% of households spend between 30% and 50% of their income on housing costs. Among these households, Black/African American households are disproportionately represented, accounting for 108% of this percentage relative to the overall population. Additionally, 56% of households earning less than 30% of the Area Median Income (AMI) fall into this category citywide.

White households are impacted similarly to the city average, with 82.5% falling into this income range. However, several racial and ethnic groups are disproportionately affected at this income level: Black/African American households make up 8.1%, Hispanic households 5%, Asian households 3.5%, and American Indian and Alaska Native households less than 1%.

White households are also disproportionately represented in the category of those spending between 80% and 100% of their income on housing costs. Citywide, 22.9% of households spend more than 50% of their income on housing expenses. The rates of severe cost burden vary by race and ethnicity, with 62.8% of Whites and 18% of Black/African Americans experiencing severe cost burdens. Overall, White households face a higher rate of severe cost burden compared to the jurisdiction as a whole.

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 reveals that White residents of the City disproportionately face greater challenges compared to the overall income categories. Representing 61.9% of the total population, White households at lower income levels account for 14.5% of housing issues related to a lack of complete kitchen facilities, inadequate plumbing, overcrowding (more than 1.5 persons per room), and cost burdens. The City has a poverty rate of 26.4%, significantly higher than the State of Illinois's rate of 11.6%, according to the 2022 American Community Survey (ACS). Among these, individuals under 18 experience the highest poverty rate at 34.6%. Notably, over half of those living below the poverty line are employed, yet the unemployment rate for residents stands at 39.8%.

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

Stakeholder feedback indicates that, in addition to housing needs, low- and moderate-income households often struggle to afford transportation and childcare costs. For low-income households without a car, access to public transit and its operating hours can significantly impact their ability to secure and maintain employment. Furthermore, low- and moderate-income individuals with disabilities may find it challenging to afford paratransit services.

Moreover, increasing employment opportunities that offer a living wage would help reduce the housing cost burden on low-income households, enabling residents to secure safe, sanitary, and affordable housing.

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

Two neighborhoods in the city have higher concentrations of racial or ethnic groups than the city as a whole. The first is a predominantly Black/African American neighborhood located in the North Annie Glidden corridor. This area consists primarily of rental units and has undergone a demographic shift; as student enrollment declined and the impact of the COVID-19 pandemic became evident, families began migrating to the area in search of more affordable housing.

The second neighborhood is predominantly Hispanic and includes both rental and owner-occupied housing units. This area serves as a cultural hub, featuring businesses and churches that provide services in Spanish to the local population. Both neighborhoods are lower-income areas, facing higher unemployment rates than other parts of the city.

NA-35 Public Housing – 91.205(b)

Introduction

The City maintains a close and collaborative relationship with the Housing Authority of the County of DeKalb (HACD) to ensure that the goals and objectives of the City's Plan align with those of HCDA. Together, the City and HACD represent DeKalb County as members of the Northern Illinois Homeless Coalition/Continuum of Care Board.

The Housing Authority of the County of DeKalb is designated as a High Performer by the U.S. Department of Housing and Urban Development (HUD) and operates under the values of integrity, commitment, respect, and accountability. The City and HACD work in tandem to ensure consistency among the HA, the City, and the Northern Illinois Homeless Coalition(NIHC)/Continuum of Care (CoC).

In the City of DeKalb, there are 271 units of public housing and 519 Housing Choice Vouchers, which are critical sources of affordable housing for very low-income families. Historically, the private housing market has not been able to meet this demand. Public Housing also includes 149 one-bedroom units specifically for a disproportionately high number of very low-income elderly and disabled households that have limited affordable options. Additionally, the HA offers 16 two-bedroom units (four of which are ADA accessible) and 12 three-bedroom units of which are six ranch style townhomes. HACD maintains a robust waiting list for their housing programs. On the Housing Authority's Low Income Public Housing Waiting List, they have 1,469 one (1) Bedroom applicants, 1,563 two (2) Bedroom applicants and 1,017 three (3) Bedroom applicants.

However, due to federal budget cuts to ongoing maintenance programs and the absence of funding for building new public housing, existing units are oversubscribed, leading to multi-year waiting lists. As a result, public housing authorities face significant challenges in modernizing their units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit's 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

Demo

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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

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

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

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

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 needs of Public Housing residents align closely with those of the broader low- and moderate-income population. In general, tenants are primarily concerned about the quality and affordability of their housing. Without the subsidies and support provided by HACD, affordability issues for many in the general population become even more pronounced. Public Housing residents and participants in the Housing Choice Voucher Program are generally not cost-burdened; they pay only 30% of their gross income for rent. This contrasts with the households discussed in earlier sections of the Consolidated Plan, where cost and severe cost burdens are significant housing issues.

On the other hand, the more pervasive issue for Public Housing residents and Housing Choice Voucher participants is insufficient income. This lack of income makes securing housing in the private market challenging. Additionally, there is a distinction between the needs of homebuyers and the programs available for homeowners. While many Public Housing residents and Housing Choice Voucher participants aspire to become homeowners, their lower incomes often mean they are farther away from achieving that goal. As a result, they require larger public subsidies through grants and low, reduced or deferred interest second mortgages. Unfortunately, reductions in federal community development programs have led to a decline in the availability of these public funds.

The Housing Authority prioritizes families and individuals with a verifiable disability and those aged 62 years or older. They specifically target Very Low-Income households (earning 50% of the Area Median Income) and Extremely Low-Income households (earning 30% of the Area Median Income) for public housing assistance. Currently, there are 3,916 applicants on the Public Housing Wait List, while the Housing Choice Voucher program has 3,120 applicants awaiting selection from its waiting list.

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

The needs of Public Housing residents align closely with those of the broader low- and moderate-income population. In general, tenants are primarily concerned about the quality and affordability of their housing. Without the subsidies and support provided by HACD, affordability issues for many in the general population become even more pronounced. Public Housing residents and participants in the Housing Choice Voucher Program are generally not cost-burdened; they pay only 30% of their gross income for rent. This contrasts with the households discussed in earlier sections of the Consolidated Plan, where cost and severe cost burdens are significant housing issues.

On the other hand, the more pervasive issue for Public Housing residents and Housing Choice Voucher participants is insufficient income. This lack of income makes securing housing in the private market challenging. Additionally, there is a distinction between the needs of homebuyers and the programs available for homeowners. While many Public Housing residents and Housing Choice Voucher participants aspire to become homeowners, their lower incomes often mean they are farther away from achieving that goal. As a result, they require larger public subsidies through grants and low, reduced or

deferred interest second mortgages. Unfortunately, reductions in federal community development programs have led to a decline in the availability of these public funds.

Moreover, low- to moderate-income homeowners face significant needs related to affordable home repair programs. Most Public Housing is located in or near neighborhoods targeted by CDBG (Community Development Block Grant) programs. Public Housing Authorities and residents share concerns about issues such as code compliance and enforcement, the quality and standards of private rental housing, fair housing practices, the availability and accessibility of public facilities, healthy food options, and various community development needs.

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

The needs of residents in federally subsidized housing programs are largely consistent with those of the broader low—and moderate-income population. Tenants across the general population express concerns about the quality and affordability of their housing. Affordability issues become even more pressing for residents who do not receive housing subsidies and other support from the Housing Authority of the City of DeKalb (HACD).

Residents of the Low-Income Public Housing Program and the Housing Choice Voucher Program are generally not cost-burdened, as their rent is fixed at 30% of their gross income. This contrasts with the households mentioned in previous sections of the Consolidated Plan, where cost and severe cost burden represent significant housing challenges. Instead, the primary issue for residents of the Low-Income Public Housing Program and the Housing Choice Voucher Program is a lack of income, specifically, the income needed to secure housing in the private market.

There is also a notable difference in the housing needs related to homebuyer and homeowner services and programs. While many residents of Low-Income Public Housing and the Housing Choice Voucher Program aspire to homeownership, their lower incomes typically mean they are further from achieving this goal. As a result, larger public subsidies, such as grants and low, reduced, or deferred interest second mortgages, are necessary.

However, these public funding sources are declining due to cuts to federal community development programs. Additionally, the broader population, particularly low—to moderate-income homeowners, also needs affordable home repair, accessibility features, and energy programs.

Discussion

The local Housing Authority (HA) is a crucial resource for low-income individuals and families seeking clean, safe, affordable housing options. The HA significantly supports community well-being by offering high-quality public housing at manageable rental rates.

Demo

The housing units provided by the HA are affordable and designed to meet the highest living standards. Each building is kept in excellent condition and receives regular maintenance to address any issues promptly. Additionally, the HA is committed to continuous quality improvements, ensuring that all properties are equipped to provide residents with a safe, secure, and comfortable environment. Through these efforts, the HA fosters stable communities and enhances the overall quality of life for those it serves.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The information presented in the Homeless Needs Assessment is derived from the January 2024 Point-in-Time count conducted by the Northern Illinois Homeless Coalition, encompassing Winnebago, DeKalb, and Boone Counties. While much of this data is not specific to DeKalb, Illinois, it provides valuable insights into the overall level of homelessness throughout Northern Illinois.

The Point-in-Time count itemizes sheltered and unsheltered homeless individuals conducted on a designated night in January. The survey collects data on a comprehensive range of topics, including the duration of homelessness experienced by individuals or families, the number of episodes of homelessness encountered within the preceding three years, and specific demographic categories of homeless individuals. These categories include chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth.

This count is mandated for Continuums of Care (CoCs) to be conducted at least biennially. In this count, a homeless individual resides in a location not intended for human habitation (such as abandoned buildings or homes), in transitional housing, or in an emergency shelter.

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 day persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	78	0	50	50	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	154	0	75	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	78	0	0	32	0	0

Demo

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 # day persons experience homelessness
	Sheltered	Unsheltered				
Veterans	9	0	0	2	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Data compiled by NIHC data team.

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 homeless individuals living in households with only children or unaccompanied youth. While data for other populations has been provided, the shelter lacks specific information on the estimated duration of homelessness for chronically homeless individuals, chronically homeless families, veterans, or persons living with HIV. For households with only adults, the average duration of homelessness is reported. According to the shelter, single women experience an average of 97 days of homelessness, while single men experience an average of 65 days.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	63	0
Black or African American	147	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	7	0
Not Hispanic	222	0

Data Source

Comments: 12 Individuals identified as multi-racial plus seven as Hispanic, for a total of 229 people.

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

Estimating the number and type of families in need of housing assistance, particularly families with children and veterans' families, requires a thorough examination of various data sources and trends.

Families with Children:

- According to the U.S. Department of Housing and Urban Development (HUD), millions of families with children face significant housing challenges. Research shows that around 25% of these families are housing insecure, living in unsafe, unstable, or overcrowded conditions, or at risk of eviction or homelessness.
- These families include low-income single-parent households, particularly single mothers, and dual-income families struggling with rising housing costs due to stagnant wages. Temporary crises such as job loss, medical emergencies, or domestic violence further increase their housing insecurity, highlighting the critical need for assistance.

Families of Veterans

- The Department of Veterans Affairs (VA) estimates that veterans represent about 11% of the homeless population in the U.S. Many live in unstable housing with their families, facing similar challenges as low-income households. Factors like mental health issues, disabilities, or PTSD can complicate their quest for stable housing.

- Support programs for veterans often use a housing-first approach, focusing on securing stable housing before tackling other issues like employment and healthcare. These initiatives provide tailored assistance, including subsidies and transitional housing programs.

The Housing Authority of the County of DeKalb (HACD) runs the VASH Voucher Program (Veterans Affairs Supportive Housing), providing essential assistance to homeless veterans. These individuals face unique challenges, including mental health issues like PTSD, which complicate their search for stable housing. Effective collaboration between Hines VA and HACD is crucial for connecting them with necessary resources.

Barriers such as bureaucratic red tape and communication issues hinder access to assistance. While HACD works to address these challenges, securing stable housing remains difficult. Both families with children and veterans' families significantly need housing assistance across the United States, necessitating robust policies, affordable housing initiatives, and community support for safe living conditions.

Both families with children and veterans' families significantly need housing assistance across the United States, necessitating robust policies, affordable housing initiatives, and community support for safe living conditions.

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

According to the 2024 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report by HUD, 27.5% of the individuals served were White, while 64% were Black. The remaining 8% included American Indian or Alaska Native, Asian, Native Hawaiian, and individuals of multiple races—additionally, only 3% of program participants identified as Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The following section comprehensively assesses the city's homeless population, highlighting their diverse needs and circumstances. The U.S. Department of Housing and Urban Development (HUD) categorizes homelessness into several distinct groups:

1. Homeless (Sheltered): This category encompasses individuals currently residing in emergency shelters, which provide temporary overnight accommodations, or in transitional housing dedicated to helping homeless individuals move toward permanent housing solutions. It also includes those living in hotels or motels where the costs are covered by charitable organizations or government programs, ensuring that individuals have a safe place to stay during their transition.
2. Unsheltered Homeless: Individuals classified as unsheltered live in locations not meant for human habitation. This includes those residing in vehicles, such as cars or RVs, and individuals

who find refuge in public spaces like parks, abandoned buildings, or makeshift encampments. Others may be forced to sleep on the sidewalk or in other unsafe and unstable conditions, highlighting the urgent need for outreach and support services.

3. **Imminently Homeless:** This group consists of individuals on the brink of losing their housing within the next two weeks. They often lack alternative housing options and do not have the financial resources or supportive networks to secure other permanent accommodations. Addressing the needs of this population is crucial in preventing homelessness before it occurs.
4. **Other Homeless:** This category includes individuals who are currently institutionalized, specifically those in jails, hospitals, or detoxification programs—who would otherwise be homeless if they were not receiving care or supervision. Understanding the circumstances of these individuals is essential for developing effective transition plans as they prepare to reintegrate into the community.
5. **Fleeing/Attempting to Flee Domestic Violence:** This classification pertains to individuals who are actively escaping domestic violence situations. They often face significant barriers, including the immediate threat of harm, lack of safe housing options, and insufficient resources or social support networks to achieve stable living conditions. Special attention must be given to those in this situation to ensure their safety and to facilitate access to necessary services.

This detailed assessment aims to illuminate the complexities of homelessness in the city, emphasizing the varied experiences and needs of each subgroup. By understanding these distinctions, the city can develop targeted strategies and interventions to effectively support individuals experiencing homelessness.

Discussion:

Data specifically regarding the number of individuals experiencing homelessness in the City of DeKalb is not readily available. The City of DeKalb is part of the Northern Illinois Homeless Coalition, which tracks data for the entire DeKalb County and the City of Rockford, Winnebago County, and Boone County. Consequently, detailed information directly related to the homeless population in DeKalb is minimal. This lack of data complicates efforts to address the needs of this vulnerable population but also highlights the need for comprehensive studies to gather accurate statistics. Such insights could aid local organizations and government agencies in developing effective strategies and resources to combat homelessness and support those in need within the community.

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

Introduction:

This section will explore the characteristics and needs of various subpopulations in DeKalb, Illinois, who are not homeless but may require supportive services. According to HUD, families that are hard to house face numerous challenges, such as weak employment histories, prolonged stays in public housing, poor health, substance abuse issues, and criminal records. Individuals in this population may have additional functional needs before, during, and after a crisis. These needs include maintaining independence, effective communication, reliable transportation, supervision, and access to medical care.

Special needs populations encompass the elderly, frail elderly, individuals with disabilities (including mental, physical, and developmental), persons living with HIV/AIDS, those struggling with alcohol or drug addiction, individuals with criminal records, those with limited English proficiency, transportation-disadvantaged individuals, and veterans.

Describe the characteristics of special needs populations in your community:

Below is the importance of identifying subpopulations' characteristics and needs in the federal funding planning process. Non-homeless special needs populations face many of the same housing, service needs, and barriers as others in the DeKalb area. These populations typically have extremely low or very low incomes and are at risk of becoming homeless, as previously mentioned. Characteristics of non-homeless special needs populations include individuals who:

Elderly and frail individuals often struggle to maintain their homes and afford rent, frequently living in larger houses than they can manage on a limited budget. This housing cost burden worsens with the need for additional services to age in place, such as maintenance, medical care, and daily living assistance. Additionally, frail elderly individuals face a higher risk of adverse health outcomes due to gradual health declines or terminal illnesses.

According to the 2022 American Community Survey 5-Year Estimates, there are 4,105 residents aged 65 and older in DeKalb, constituting 10.18% of the city's total population. Among those aged 65 and above, 39.9% are male, while the remaining 60% (2,464) are female.

The ACS defines ambulatory difficulties as significantly impacting mobility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible poses a considerable challenge for individuals with physical disabilities.

Individuals with developmental disabilities are those who experience mental or physical impairments, or a combination of both, resulting in substantial challenges in daily functioning. This includes conditions

such as intellectual disabilities, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy. These disabilities typically originate in the brain, are often identified early in life, and are expected to last indefinitely.

In DeKalb, IL, individuals with developmental disabilities face challenges such as hearing, vision, cognition, mobility, self-care, and independent living. According to the 2022 ACS estimate, about 4,374 people with disabilities live in DeKalb, making up 10.8% of the civilian noninstitutionalized population. Among them, 1,158 are elderly and disabled, representing 26.4% of the disabled population. Ambulatory issues affect 4.6% of the population, while 5.4% report cognitive difficulties. There is a need for more services to support these individuals, including accessible housing, vocational assistance, social opportunities, and transportation aid.

Additional services, such as more accessible housing and residential facilities, are needed to help developmentally disabled individuals remain with their families. Other essential services include vocational support, social and community involvement opportunities, and transportation assistance.

The City of DeKalb is home to 1,661 veterans, with approximately 28.9% classified as elderly. This demographic is a significant part of the local community, highlighting the presence of older veterans who may have unique needs and experiences.

Regarding financial stability, the veteran population in DeKalb stands out, showing greater economic security than the general population. The median income for veterans in the city is reported to be \$46,625, which indicates a potential for more stable financial situations. This economic stability is important when addressing the services and resources available to veterans and their families in the DeKalb area.

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

Many of the support needs for these subpopulations can be met through existing non-governmental organizations. However, there is a significant need for improved collaboration and education between local government agencies and nonprofits to serve various special needs populations better. These needs were identified through input from service providers and the public via a Needs Assessment survey, public meetings, and stakeholder interviews.

These groups' primary housing and support needs include affordable, safe housing options in areas with access to transportation, commercial and job centers, social services, and education about fair housing rights and actions that can be taken if those rights are violated.

Elderly citizens, particularly those with disabilities, may require in-home services, access to senior centers, transportation assistance, and/or care coordination. Individuals with disabilities often need accessible features, ground-floor housing units, transportation support, assistance programs,

counseling, job training, and educational opportunities. Victims of domestic violence require safe housing, assistance in overcoming barriers to relocation, accountability for perpetrators, as well as medical help, legal support, job readiness courses, childcare, and transportation assistance.

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

HIV stands for "Human Immunodeficiency Virus." It is a virus that exclusively infects humans and weakens the immune system, the body's defense mechanism against diseases. When the immune system is compromised, a person becomes more vulnerable to various bacteria, viruses, and other agents that cause illness. HIV is the virus that causes AIDS. It damages the immune system, making it easier for individuals to become ill. HIV is primarily transmitted through sexual activity, but using condoms can help protect against infection.

Within the service area, very few individuals are reported to have HIV/AIDS. Enrollment in HIV Medical Case Management through the Health Department is voluntary, so it does not accurately reflect the overall number of HIV cases in the city. HIV cases are reported to the county where the individual was diagnosed rather than the county of residence, making it challenging to determine the size and characteristics of this population. The DeKalb County Health Department addresses their needs by offering emergency rent and utility assistance, nutritional support, legal aid, medical transportation, 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, and there are no specialized residential services for people with HIV/AIDS within the city.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of DeKalb does not receive HOME Investment Partnership Program funds from the U.S. Department of Housing and Urban Development (HUD). As a result, the specific funding opportunities and resources associated with this program do not apply to our city.

Discussion:

The City of DeKalb is committed to addressing the unique needs of non-homeless individuals with special requirements, offering various resources and support through a network of community agencies. Numerous social service providers in the area bolster this commitment, enriching the community's capacity to meet diverse needs.

The City utilizes Community Development Block Grant (CDBG) funds alongside its Human Services Funds to fund these essential services. These financial resources enable a range of programs to assist individuals with special needs, ensuring they receive the necessary support for their well-being.

In addition to funding, the City of DeKalb emphasizes collaboration among various organizations and agencies. By working together, these entities can more effectively identify and address the community's needs, fostering a comprehensive approach to social services. This collaborative effort helps to ensure that all individuals in need have access to vital resources and support, ultimately enhancing the quality of life for non-homeless special needs residents in DeKalb.

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

Describe the jurisdiction's need for Public Facilities:

The Community Development Department and the Community Service Coordinator's offices are dedicated to creating effective investment strategies to meet the community's needs utilizing the City of DeKalb's Community Development Block Grant (CDBG). Each community facility requires evaluation based on its location, service levels, land area, demographics of the residents it serves, and relationship to other city facilities and parks.

The Department of Housing and Urban Development (HUD) identifies publicly owned facilities and infrastructure—including streets, playgrounds, underground utilities, and buildings owned by non-profits open to the public—as Public Facilities and Improvements under the CDBG program. The deterioration of aging infrastructure in the City of DeKalb has become a pressing issue in several communities, underscoring the urgent need for additional funding to address these challenges. Roads, bridges, public transit systems, and utilities are showing signs of wear and tear, jeopardizing public safety and hindering economic growth.

To effectively address these problems, it is crucial to secure increased investment to modernize and maintain these essential systems, ensuring they can meet current demands and future needs. This funding is vital for conducting necessary repairs, implementing innovative solutions, and building resilient infrastructure that can withstand the impacts of climate change and increasing population density.

How were these needs determined?

In developing the Consolidated Plan, the City of DeKalb's Community Service Coordinator, who is responsible for managing the Community Development Block Grant, took a comprehensive approach to assessing the community's needs for public facilities. This involved extensive consultations with a diverse range of stakeholders, including members of the public, various city departments, county agencies, local business owners, neighborhood residents, and social service organizations.

To ensure inclusive participation, the Coordinator employed multiple communication methods, including email correspondence and in-person meetings. These interactions aimed to solicit valuable feedback and insights from stakeholders regarding their perspectives on the current conditions and future requirements of public facilities in DeKalb. By actively engaging these groups, the Coordinator sought to create a robust and well-informed Consolidated Plan that addresses the needs and priorities of the entire community.

Describe the jurisdiction's need for Public Improvements:

DeKalb plans to promote development that maximizes and safeguards the public's investment in neighborhood infrastructure. The City's strategy focuses on connecting and integrating health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization. When residents were asked to prioritize public improvement projects, they indicated that enhancements to streets, roads, and sidewalks were their top priorities, closely followed by establishing public safety offices.

DeKalb aims to expedite the process and completion of future public improvement projects by leveraging public and private funds. A suitable living environment is essential for enhancing the quality of life for individuals and communities, and it can be improved by increasing neighborhood livability. Potential solutions include eliminating blight through funds from the Strong Communities Grant provided by the Illinois Housing Development Authority and enhancing access to quality facilities and services.

All these initiatives aim to improve the quality of life. In consultation with the public and interested parties, and based on previous results, the City plans to address the community's public facilities needs by repairing streets and rehabilitating owner-occupied homes. This will be funded through the CDBG Owner-Occupied Rehabilitation Program, targeting low to moderate-income neighborhoods within DeKalb.

How were these needs determined?

In drafting the Consolidated Plan, the Community Service Coordinator for the City of DeKalb used a thorough approach to assess the community's needs for public facilities. This process involved extensive conversations with various stakeholders, ensuring diverse perspectives were considered. Engaging with community members from all walks of life, the Coordinator held discussions with representatives from various city departments, collaborating county agencies, local business owners eager to contribute, neighborhood residents sharing their experiences, and social service organizations dedicated to supporting the community. Through these efforts, a rich tapestry of insights was gathered, highlighting the unique needs and aspirations of the DeKalb community.

Describe the jurisdiction's need for Public Services:

Several factors influence assessing a city's public service needs, including geography, socioeconomic issues, existing facilities and services, migration trends, natural disasters, and other situations that may be partially beyond local control. Eligible public services encompass a wide range of areas, including but not limited to homeless services, education and workforce development programs, elderly care programs, childcare, and health services. A significant unmet community need identified is mental health services.

The following public service activities have been recognized as necessary in the city:

- Affordable housing
- Housing repair and rehabilitation
- Public facilities and infrastructure improvement
- Homeless supportive services
- Senior services
- Job training and employment skills
- Code enforcement

How were these needs determined?

While preparing the Consolidated Plan, the City of DeKalb's Community Services Coordinator consulted various sources to identify the needs for public facilities. This consultation included input from the public, other City departments, county and neighboring governments, and private service agencies.

The needs were identified through public meetings and hearings, where community members were invited to share their perspectives and experiences. Additionally, feedback was gathered from the local social services network, providing valuable insights into residents' specific challenges and requirements. This comprehensive approach ensured that a wide range of voices and concerns were considered in the assessment process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of DeKalb is experiencing growth and is anticipating further expansion due to regional economic development. The demand for housing and infrastructure will increase as new job opportunities arise in the city. While the City and its partners have made significant progress in promoting Fair Housing through training provided by HOPE Fair Housing and Prairie State Legal Services and by educating the public about Fair Housing laws, many properties in DeKalb are renter-occupied. Therefore, it will be essential for property owners, landlords, and new tenants to receive ongoing education and training about state fair housing and landlord-tenant laws.

As the population increases, the demand for facilities for the homeless and those with special needs may also rise, while funding for service providers may decline. Public-private partnerships will be crucial in meeting the city's needs for these services and non-housing community development.

The housing market in the City of DeKalb may require more rehabilitation efforts than new construction. There is a significant need for affordable housing options throughout the city, which may necessitate a shift in focus away from private and nonprofit developers. Given the older housing stock, the city should prioritize rehabilitation, demolition, and redevelopment opportunities.

While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options can create significant hardships for low-income households, making it difficult to meet basic needs. Low-income residents often need more financial resources to pay monthly rent or mortgage payments. Many individuals and families living in low-income communities are usually in precarious economic situations, where the loss of even a single paycheck could lead to severe financial instability or hardship. This vulnerability can make it highly challenging for them to cover basic living expenses, such as housing, food, and health care. Those who purchase a home must also set aside additional funds for taxes, insurance, homeowners association fees, and ongoing maintenance and repairs. Because homeownership requires a substantial financial investment, many low- and moderate-income households opt to rent their homes instead. Renting typically involves less responsibility and less financial commitment than purchasing a home.

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

Introduction

The City of DeKalb provides a diverse array of housing options for homeowners and renters, accommodating a range of budgets and preferences. Approximately 40% of the housing stock in DeKalb is owner-occupied, while a significant 60% comprises rental properties.

The rental market is varied, featuring different types of housing to meet the needs of other residents. Options include single-family homes, which offer privacy and space for families; duplexes, which can accommodate smaller households or provide rental income; and townhouses, which combine the benefits of single-family living with shared community amenities. Additionally, there are small and medium-sized apartment buildings that provide a mix of unit sizes and larger multifamily developments that cater to a higher density of residents. Furthermore, DeKalb has rooming and boarding houses that offer a unique living arrangement, often appealing to those seeking more affordable or short-term accommodations.

The high percentage of rental units can be attributed to the presence of Northern Illinois University. Many apartments are situated in the neighborhood closest to the university and were specifically built as housing for students who prefer to live off-campus. Over time, many "student" rental units have transformed into family rental units due to declining university enrollment.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,845	40%
1-unit, attached structure	1,505	9%
2-4 units	1,505	9%
5-19 units	4,395	26%
20 or more units	2,480	14%
Mobile Home, boat, RV, van, etc.	425	2%
<i>Total</i>	<i>17,155</i>	<i>100%</i>

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	835	9%
1 bedroom	55	1%	1,855	20%
2 bedrooms	1,130	17%	3,580	38%
3 or more bedrooms	5,345	82%	3,040	33%

	Owners		Renters	
	Number	%	Number	%
<i>Total</i>	<i>6,530</i>	<i>100%</i>	<i>9,310</i>	<i>100%</i>

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

The Housing Authority is responsible for the ownership and management of 280 public housing units throughout the County, with a significant portion—177 units—situated within the City limits. In addition to these public housing units, the Authority administers 12 Shelter-Plus Care units, which provide housing assistance designed to support individuals and families experiencing homelessness and having a disability.

Furthermore, the Authority manages 47 Shelter-Plus Care vouchers, which allow participants to obtain rental housing in the private market while still receiving the essential support services they need. Alongside these vouchers, 25 VASH (Veterans Affairs Supportive Housing) vouchers are available, which assist homeless veterans in securing stable housing while granting them access to critical supportive services.

The Authority also operates a dedicated, supportive living facility with 26 units tailored for chronically homeless individuals with disabilities. This facility, established in collaboration with the local homeless shelter, provides long-term housing solutions and necessary support.

In response to the needs of domestic violence victims, the Housing Authority offers six project-based vouchers. These vouchers provide targeted assistance to families seeking refuge due to their circumstances, addressing their immediate housing needs and the broader concerns regarding community perceptions of the housing quality and safety available to them.

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

There are no anticipated losses to the inventory of subsidized affordable housing within the foreseeable future. In the past, the City grappled with significant issues related to a "bad landlord" responsible for nearly 1,000 rental units spread across multiple properties. Due to ongoing legal action, this landlord was ultimately forced to sell approximately 75% of their holdings.

The properties left behind were found to be in shocking and deplorable conditions, leading to numerous concerns regarding tenant safety and living standards. Fortunately, the new owners of these properties are actively engaged in substantial renovation efforts. They are working diligently to bring the units up to local housing codes, ensuring they are safe and livable for current and future residents.

Despite these efforts, it is essential to note that many properties in this portfolio still face ongoing challenges. They have been cited for code violations, including sanitation, structural integrity, and lack of essential utilities. These violations continue to pose risks to the health and safety of the individuals and families residing in these units, highlighting the urgent need for continued oversight and remediation efforts to improve living conditions.

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

Census data was utilized to evaluate whether the city's current housing stock can adequately meet the needs of its population. The analysis revealed that the CHAS data shows a significantly higher number of renters than homeowners experiencing one or more housing problems. While both owners and renters face cost burdens, renters are 1.5 times more likely to be burdened by housing costs than owners. Hence, housing affordability poses a significant challenge for many residents in the city.

Describe the need for specific types of housing:

There is a pressing need for safe, sanitary, accessible, and affordable housing throughout the City. Affordable housing options are crucial for households earning less than 50% of the median income. Additionally, practical solutions are necessary to ensure the availability of accessible units for the elderly and individuals with disabilities.

Approximately 55% of the housing units in the City are single-family detached homes. To enhance market diversity, more rental and owner-occupied housing types must be introduced. Homeownership opportunities aimed at low—to moderate-income families and affordable rental units for the elderly, disabled individuals, and large families also need to be created.

The area also requires additional subsidized housing units for large families and upscale options for individuals with incomes exceeding 100% of the median area's income. Notably, only 8% of subsidized housing consists of 3-bedroom units, which creates challenges for low-income large families. While there has been some improvement in available rental units due to one new development and two ongoing projects, there is still a need for more housing options for high-income residents. Although the community has single-family homes for high-income households, new constructions have been limited since the last recession.

The demand for affordable, accessible units for individuals with disabilities remains challenging. The Housing Authority currently provides 11 accessible one-bedroom units and additional accessible units with two or three bedrooms in its family housing developments. Vacancies in these family units are rare, as individuals and families tend to remain in their units once they secure one. This leads to a significant unmet need, as many people still need to be added to the waitlist for available openings.

Discussion

The City offers a variety of housing options catering to different income levels to address various housing needs. Much of the rental inventory in the City was designed for college students and is located near NIU. However, vacancies in this area have increased due to a continued decline in enrollment. Despite the Source of Income law in Illinois, Housing Choice Voucher participants still require assistance in finding affordable units. Many of these rental units are in student-heavy areas, where college students' social lives and lifestyles only sometimes mesh well with families and children. Reduced rents and higher vacancy rates have also led to decreased routine maintenance in some properties, highlighting the need for more amenities to support families in the neighborhood.

While the community has several subsidized housing options, more units are needed to meet the demand. According to the 2022 ACS Survey, the City's poverty rate is 26.6%, compared to the state average of 11.6%. This indicates a significant need for affordable housing within the community.

Additionally, there needs to be more housing options for individuals at the highest income levels. The downturn in the economy has limited new housing construction. Although the City issued 36 building permits for new housing construction in 2024, up from 5 in 2023, there is still a pressing need for more housing options for higher-income residents.

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

Introduction

The following tables reflect the cost of owner and renter-occupied housing in the City of DeKalb. These tables use 2016-2020 ACS data from HUD's eCon Software. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 655 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 5.22% of the rental housing inventory in the city. This limited supply of affordable units cannot accommodate households earning less than 30% of HAMFI.

In DeKalb County's Metropolitan Statistical Area (MSA), the Fair Market Rent (FMR) for a two-bedroom apartment in 2024 is \$1,327. To afford this rent and associated utilities without exceeding 30% of their income, a household must earn \$4,430 monthly, which translates to an annual income of \$53,160.

Assuming a full-time work schedule of 40 hours per week for 52 weeks each year, a resident would need to work 1.82 full-time minimum wage jobs (currently \$14 per hour) to cover the cost of a two-bedroom unit. At minimum wage, the maximum affordable rent for a 40-hour work week in the area is only \$728, 54.8% of the actual Fair Market Rent.

According to the 2016-2020 ACS estimates, the median home values increased to \$165,500, a 7% increase from 2016. The amount of rent paid by residents in DeKalb demonstrates that 59% of persons pay between \$500 and \$999 per month, while 16% of residents pay less than \$500 per month. The Housing Affordability table also shows that only 655 units, or 5.22%, were available to households earning below 30% of the City's HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	154,100	165,500	7%
Median Contract Rent	719	786	9%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,500	16.1%
\$500-999	5,470	58.7%
\$1,000-1,499	1,785	19.2%
\$1,500-1,999	410	4.4%
\$2,000 or more	105	1.1%
Total	9,270	99.5%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	655	No Data
50% HAMFI	4,175	560
80% HAMFI	7,715	1,655
100% HAMFI	No Data	2,605
<i>Total</i>	<i>12,545</i>	<i>4,820</i>

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	899	1,014	1,321	1,870	2,252
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, according to estimates from CHAS, there are only 4,830 rental units that are affordable for households. This indicates that there is an insufficient supply of housing for very low- to low-income households. Additionally, these figures do not take into account the condition or size of the units, nor do they reflect the possibility that a unit affordable to a low- or moderate-income household may be occupied by a higher-income household, making it unavailable to those in need.

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

Affordability in DeKalb is likely to decline if the recovery of the local housing market continues to outpace the broader economic and employment recovery. Currently, a resident would need to hold 1.82 full-time minimum wage jobs (which is \$14 per hour non-tipped workers and \$8.40 per hour for tipped workers) to afford a two-bedroom unit, assuming a full-time work schedule of 40 hours per week for 52 weeks each year. With minimum wage, the maximum affordable rent for a 40-hour workweek in the area is only \$728, which is 54.8% of the actual Fair Market Rent. This indicates that housing has become

less affordable overall. If these trends persist, housing affordability will become an even greater barrier for the city's low- to moderate-income residents.

As of October 2024, the median list price for owner-occupied homes in DeKalb was \$259,400, up from \$192,200 in 2022. Additionally, the Fair Market Rent for a two-bedroom unit increased from \$1,120 in 2023 to \$1,310 in 2024, representing a \$190 increase. (Source: HUD's Small Area FMR).

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 Fair Market Rents for 2024 in the area have been established and are as follows: an efficiency unit will cost approximately \$890, while a 1-bedroom unit is priced at around \$1,000. For those looking for additional space, a 2-bedroom unit is available for \$1,310, a 3-bedroom unit is listed at \$1,850, and a 4-bedroom unit can be rented for \$2,200. When we compare these figures to the previous year, 2023 saw significantly lower Fair Market Rents: \$750 for an efficiency unit, \$860 for a 1-bedroom unit, \$1,120 for a 2-bedroom unit, \$1,590 for a 3-bedroom unit, and \$1,910 for a 4-bedroom unit. This transition marks a substantial increase in rental prices in DeKalb, indicating a rising cost of living for residents.

The local landlords' association does not keep track of the Area Median Rent, which often leaves potential renters without a crucial benchmark for understanding the rental market. However, it is widely observed that rents in the City of DeKalb are higher than those in surrounding communities. This discrepancy is primarily driven by the heightened demand for rental units from the Northern Illinois University (NIU) student population, many of whom seek to live off-campus to gain more independence and potentially lower their living costs. The influx of students contributes to the competitive rental market, leading to increased prices and limited availability of affordable housing options.

Discussion

As housing costs continue to escalate, the demand for affordable housing options for low-income households is growing significantly. This is particularly true for rental housing that caters to very low and extremely low-income families, who often face the greatest challenges in finding suitable and affordable living arrangements. In response to this pressing issue, the City will need to explore a range of new and innovative strategies. These could include the development of public-private partnerships, the implementation of inclusionary zoning policies, and the creation of financial incentives for developers to build affordable units.

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

Introduction

Evaluating housing conditions in the City is essential for developing strategies to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as any owner-occupied or renter-occupied housing unit that meets at least one of the following criteria:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Having more than one occupant per room
- Selected monthly housing costs exceeding 30 percent of household income

According to this definition, Table 8 indicates that 18.4 percent of owner-occupied households in the City have at least one selected condition. The City of DeKalb currently has many houses listed as foreclosures. This increase in foreclosures can impact on the overall accuracy of housing market data, as it skews trends and statistics. While only 2 percent of renter-occupied households report the same. However, it is important to note that the 2 percent figure may be underestimated, as indicated by the number of complaints from renters received by the Building and Code Enforcement Department in the City of DeKalb.

Understanding and identifying the factors that lead to foreclosures is crucial for potential buyers and real estate professionals, as these factors can affect property values and investment opportunities in the area.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Housing conditions pertain to a living environment's quality and state, which can profoundly affect an individual's health, comfort, and overall well-being. Poor housing conditions can lead to various physical and mental health issues, making it essential to establish and adhere to housing standards. These standards serve to ensure that residential properties are not only safe and sanitary but also suitable for human habitation. The key components of housing standards include:

- **Basic Equipment and Facilities:** This encompasses the availability of essential amenities such as running water, adequate sewage disposal systems, electricity, and functional appliances that contribute to a basic quality of life.
- **Light, Ventilation, and Heating:** Adequate natural light and ventilation are crucial for maintaining a healthy living environment. Housing standards specify requirements for windows, ventilation systems, and heating sources to maintain indoor air quality and the living space's comfort throughout different seasons.

- **Safe and Sanitary Maintenance:** Properties must be maintained to prevent mold growth, pest infestations, and structural damage. Regular maintenance and repairs are vital to uphold the safety and sanitation of the living space.
- **Minimum Space and Location Requirements**
- **Responsibilities of Owners and Occupants**
- **Enforcement of Standards**
- **Orders to Vacate Premises.**

Substandard housing is any condition that endangers the occupants' or the general public's life, health, safety, or welfare. It poses risks to the well-being of those who reside in such environments. However, substandard housing can often be rehabilitated, and even minor improvements can greatly enhance the quality of life for the occupants. Some examples of substandard housing include:

- **Lack of water, heating, or electricity**
- **Inadequate sanitation**
- **Structural hazards**
- **Faulty weather protection**
- **Fire hazards**
- **Presence of insects or vermin**
- **Sewage issues**
- **Unventilated areas**

While these issues may be challenging, qualified maintenance personnel can manage them. Regular maintenance and upkeep are essential for effective property management.

Implementing housing standards is crucial for creating safe and healthy living environments. Adhering to these guidelines enhances residents' quality of life, promotes physical health and a sense of dignity, and ultimately leads to stronger communities. The City of DeKalb has dedicated Building and Code Enforcement Officers to enforce code compliance and ensure safe, decent, and sanitary housing conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,005	15%	4,855	52%
With two selected Conditions	0	0%	165	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,525	85%	4,290	46%
<i>Total</i>	<i>6,530</i>	<i>100%</i>	<i>9,310</i>	<i>100%</i>

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,575	24%	1,020	11%
1980-1999	1,925	30%	2,635	28%
1950-1979	1,910	29%	4,325	46%
Before 1950	1,115	17%	1,330	14%
<i>Total</i>	<i>6,525</i>	<i>100%</i>	<i>9,310</i>	<i>99%</i>

Table 34 – Year Unit Built

Data Source: 2016-2020 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	3,025	46%	5,655	61%
Housing Units build before 1980 with children present	740	11%	250	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 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

The age of the City's housing stock will continue to impact overall housing conditions significantly. According to CHAS data, 59.8% of the City's housing was built between 1950 and 1979. Both owner and renter households, particularly those in low-income neighborhoods, will require rehabilitation assistance to maintain their homes. Maintenance costs tend to rise as homes age, posing a significant financial burden for low- and moderate-income homeowners. This situation also poses challenges for low- and moderate-income tenants, who may struggle to keep open lines of communication with landlords or property managers located out of state when repairs are needed.

Due to limited funding for a coordinated approach to demolition and rehabilitation, additional resources may be necessary to address these issues effectively. The City of DeKalb receives funds from the Illinois Housing Development Authority's Strong Communities Program to demolish blighted and abandoned homes. However, the current funding must be adequate to eliminate all blighted and abandoned properties within the City.

City departments, neighborhood organizations, and other interested groups must pay increased attention to tackling this problem. To effectively address these challenges in the future, a strategic action plan may be required.

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

Exposure to lead-based paint is one of the most significant environmental threats to housing. Lead is a highly toxic metal that can cause various health problems, particularly in children. The primary source of lead exposure is lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is challenging to determine the exact number of housing units with lead-based paint hazards.

The 2022 American Community Survey (ACS) reveals that the City of DeKalb contains 9,670 owner-occupied and rental housing units constructed before 1979. Most of these residences are situated in established neighborhoods and are predominantly well-maintained. Although there exists the potential for lead hazards in these properties, the associated risks can be mitigated through proper maintenance.

Regulations from the Department of Housing and Urban Development (HUD) concerning lead-based paint apply to all federally assisted housing. Low-income households earning between 0-50% of the Median Family Income (MFI) often struggle to afford well-maintained housing, making them more vulnerable to lead poisoning. According to the Comprehensive Housing Affordability Strategy (CHAS) estimates, the City has approximately 9,475 housing units built before 1978 that may be at risk for lead exposure. Many low- or moderate-income families live in the City's Southwest and central DeKalb areas, which also have a high concentration of homes constructed before 1979.

Tenants frequently do not comprehend how their children may have been exposed to lead poisoning and are often surprised to learn that lead dust can infiltrate homes through windows. Comprehensive inspections and remediation efforts have been conducted for all residences associated with locally acquired cases of lead poisoning. The Winnebago County Health Department managed the environmental aspects of these cases. At the same time, the nursing component was overseen by the DeKalb County Health Department, which continues to monitor blood lead levels.

The DeKalb County Health Department has assumed responsibility for inspection and remediation plans. Although there is a potential for lead-based paint hazards within the community, they are not currently regarded as a significant public health concern.

Discussion

The housing stock within the City generally ranges from good to average condition, varying by location. 9,475 housing units constructed before 1979 exist, primarily situated in neighborhoods developed during the 1950s and 1960s. Most of these homes fall within the moderate-income price range and are well-maintained by their owners. Many of the multi-family units from this period are designed for student occupancy, with the level of maintenance dependent on individual property owners.

Additionally, various multi-family units participate in programs such as Housing Choice Vouchers or Low-Income Housing Tax Credits. Property owners within these programs have received federal grants aimed at lead-hazard abatement. An assessment by the Housing Authority revealed no evidence of lead-based paint in its properties, contributing to the community's low rates of lead poisoning.

Concerns regarding lead-based paint hazards are addressed through the City's revitalization efforts, which include housing rehabilitation that adheres to lead-safe work practices. Homeowners participating in the Owner-Occupied Housing Rehabilitation Program are informed about lead-safe rehabilitation guidelines and provided with printed resources. All contractors engaged in City housing rehabilitation projects must comply with regulations about lead-based paint when necessary.

Moreover, children within the City receive routine screenings for elevated lead levels, and the Health Department disseminates information and educational materials regarding this issue throughout the community.

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

Introduction

The Housing Authority of the County of DeKalb (HACD), established in 1946 as an Illinois Municipal Corporation, primarily focuses on public housing and Housing Choice Voucher programs. The Housing Authority's mission is to provide affordable, decent, safe, and sanitary housing opportunities for low—and moderate-income families, including the elderly and individuals with disabilities, while promoting programs encouraging economic self-sufficiency. HACD assists 612 individuals and families in the City of DeKalb monthly through its Public Housing and Housing Choice Voucher Programs.

The City has a total of 177 public housing units. Among these, 150 are one-bedroom units (1 unit is offline for mental health services providers to use as an office) located in a 16-story high-rise. In contrast, 28 units are in two-family sites, consisting of 2–3-bedroom units. The Housing Authority maintains an occupancy rate of between 98-100%. Currently, it has a waiting list of approximately 3,916 individuals and families on the Low-Income Public Housing Waiting List and 3,120 individuals and families on the Housing Choice Voucher Waiting List. The public housing units are in excellent condition.

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:

The Housing Authority of the County of DeKalb (HACD), established in 1946 as an Illinois Municipal Corporation, primarily focuses on public housing and Housing Choice Voucher programs. The Housing Authority's mission is to provide affordable, decent, safe, and sanitary housing opportunities for low—and moderate-income families, including the elderly and individuals with disabilities, while promoting programs encouraging economic self-sufficiency. HACD currently assists 612 individuals and families in the City of DeKalb monthly through its Public Housing and Housing Choice Voucher Programs.

Public Housing Condition

Public Housing Development	Average Inspection Score

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. Turnarounds for each unit are performed to ensure that repairs and updates exceed decent, safe, and sanitary standards, which helps maintain a high occupancy rate. The 150-unit high-rise building, which is 55 years old, has received over two million dollars in energy-efficient renovations funded by grants from Nicor Gas and Commonwealth Edison. The Housing Authority of the County of DeKalb (HACD) has also recently replaced the elevators at this property. The two-family sites, comprising 28 units, are also in excellent condition. HACD follows a dedicated preventative maintenance plan for all its properties to keep the units in optimal condition. HACD is recognized as 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 Housing Authority of the County of DeKalb recently received significant recognition for securing \$2,000,000 in grants from Nicor Gas and Commonwealth Edison as part of their Multi-Family Energy Savings program. This funding has been strategically allocated to purchase energy-efficient appliances, including refrigerators, furnaces, and heat pumps, marking the culmination of a series of initiatives that began in 2011.

By implementing these energy-efficient upgrades, the Housing Authority aims to enhance residents' living conditions, promote sustainability, and reduce overall energy consumption. The outcome of these projects has been significant, with residents experiencing noticeable savings of up to 30% on their energy bills. This initiative highlights the commitment to improving energy efficiency within the community while providing financial relief to those who need it most.

Discussion:

The Housing Authority of the County of DeKalb administers 178 housing units that are both well-operated and well-maintained within the City of DeKalb. The Authority is recognized as a HUD High Performer, with its properties consistently meeting and exceeding the standards established by HUD for decent, safe, and sanitary living conditions. These properties maintain a high occupancy rate, and routine preventative maintenance ensures they are kept in optimal condition. Additionally, the Housing Authority of the County of DeKalb (HACD) is widely acknowledged for its exemplary management practices in public housing. It has established itself as a prominent leader in the industry, demonstrating a strong commitment to providing quality housing solutions and effectively addressing the needs of the

community it serves. HACD's innovative approaches and strategic initiatives have set a benchmark for public housing authorities, positioning it as a model of excellence and sustainability within the sector.

While the Housing Authority does not possess funding for supportive services, it effectively addresses these needs through collaborations with local social service agencies and partnerships with various entities. The City is privileged to partner with a Housing Authority that delivers high-quality housing options for low-income residents.

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

Introduction

The City of DeKalb collaborates with Hope Haven of DeKalb County to address the needs of homeless individuals and families. One of Hope Haven's three primary goals is to create transitional and supportive housing opportunities. Another essential aspect is providing support services through a skilled staff located at or near the housing site, tailored to the residents' individual needs. Additionally, Hope Haven employs a psychiatrist to offer necessary treatment for those struggling with mental health issues. By combining these two components, supportive housing aims to tackle homelessness's root causes.

There is hope for developing a transitional shelter to better equip providers to help homeless individuals transition from shelter living to more independent arrangements in their units. However, there is also concern about the lack of adequate accommodations for chronically homeless individuals who experience prolonged periods of homelessness.

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:

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

The City of DeKalb is actively promoting collaboration among social service providers to create a cohesive network that integrates grant-funded programs with mainstream services, specifically for individuals experiencing homelessness or those at risk of becoming homeless. This collaborative effort is designed to enhance the immediate support available to clients and ensure that these services are sustainable in the long term.

Within the community, a vast array of mainstream services exists, all aimed at addressing the pressing housing and service needs of homeless individuals and families. These programs provide vital resources, such as safe shelter and various essential services to improve the quality of life for those in need.

The local homeless shelter, Hope Haven of DeKalb County has a comprehensive clinical department that comprises a psychiatrist, a licensed therapist, and a team of dedicated case managers. The psychiatrist provides diagnosis and medical management for mental health disorders. At the same time, the therapist, who is also a certified drug and alcohol counselor, offers therapeutic interventions for individuals struggling with addiction and emotional difficulties. The case managers play a vital role in assisting individuals with experiencing homelessness. They support developing essential life skills like budgeting, cooking, and personal hygiene. Additionally, they offer vocational skills training to help clients prepare for employment opportunities. Case managers also facilitate referrals to various community services, ensuring clients receive the necessary resources, such as food assistance, healthcare, and housing support. Furthermore, they assist clients in navigating the application process for mainstream benefits, such as food stamps and disability assistance, to help them achieve improved stability and independence.

To foster networking and partnership, the Northern Illinois Homeless Coalition/Continuum of Care organizes monthly meetings for service providers dedicated to assisting homeless individuals. These gatherings serve as a platform for providers to connect, share insights, and strategize effective collaborations to serve the homeless population optimally.

Central to this collaborative framework is the Coordinated Entry System (CES), a comprehensive program that serves as a single point of access for identifying and assessing the housing and social service needs of those experiencing homelessness. CES is thoughtfully designed to address the diverse challenges faced by this population, ensuring prompt responses with permanent housing solutions while seamlessly integrating essential services related to housing, healthcare, and employment.

Additionally, various agencies work with homeless service providers to offer specialized services tailored to the unique needs of individuals seeking assistance. This range of services includes job placement and training programs, emergency housing, mental health support, and general health services, all of which play a vital role in helping individuals regain stability and rebuild their lives.

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.

Several agencies collaborate in the City of DeKalb to provide services to the chronically homeless. Dresser Court is a 26-unit Single Room Occupancy (SRO) facility that offers project-based housing subsidies and supportive services for chronically homeless individuals with a diagnosed disability. This program is coordinated with Hope Haven of DeKalb County and the Housing Authority of the County of DeKalb (HACD) through the Shelter Plus Care Program.

Gurler Street Apartments is a 12-unit complex that provides project-based rental assistance for 12 chronically homeless individuals facing long-term mental illnesses. It partners HACD and the Northwestern Medicine Behavioral Health Services Ben Gordon Center under the Shelter Plus Care Program.

In addition, HACD provides six project-based Housing Choice Vouchers to the local domestic violence shelter, Safe Passage, for individuals fleeing domestic violence. This program allows clients to rebuild their lives through Safe Passage's numerous services for two years. Upon completing the two-year program, clients can transfer their Housing Choice Voucher to another community or relocate within the county.

Finally, the Housing Authority partners with the Hines Veterans Administration to provide HUD-VASH voucher assistance for homeless veterans, helping them access the necessary housing.

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

Introduction

The City of DeKalb provides a range of essential, yet limited, services for populations with special needs, including the elderly, individuals with disabilities, and those struggling with substance abuse issues. These services aim to improve the quality of life for residents who may not be experiencing homelessness but require additional support to thrive.

Local social service agencies have observed a significant increase in clients seeking assistance. This includes a growing segment of the population comprised of minorities, low-income families, working poor, unemployed or underemployed parents, and individuals facing various mental health challenges. The aging population in DeKalb further contributes to this rising demand for support services.

Moreover, individuals dealing with addiction, HIV/AIDS, and those from low to moderate-income backgrounds often face unique challenges that necessitate comprehensive support and intervention. As the need for services expands, it becomes increasingly crucial for local organizations and stakeholders to collaborate effectively.

To adequately address this situation, it is vital for all parties involved to explore innovative approaches to maximize existing resources and actively pursue new funding opportunities. By doing so, the City can better meet the diverse needs of its residents and enhance the effectiveness of the support services available.

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 elderly and frail elderly have significant housing needs that encompass physical, medical, maintenance, social, emotional, and financial aspects. Many elderly individuals struggle to maintain their existing homes or afford rent. Issues related to housing cost burdens are often exacerbated by the necessity for additional services that enable the elderly and frail elderly to age in place. Typically, these individuals live in older homes that require renovations to enhance their quality of life, such as wider doorways, handicap ramps, lower countertops, and retrofitted bathrooms.

There is also a pressing demand for support services, including transportation, meal delivery, social programs, medical assistance, and other daily living support. As the population ages, the need for services tailored to older adults is increasingly important.

Individuals with mental illnesses, developmental disabilities, and addiction issues share several characteristics. Both those struggling with mental health conditions and those with addiction issues

often require housing that allows for easy access to supportive services. Their housing needs frequently align with group settings, where a case manager or residence manager is available nearby.

Individuals facing addiction can often transition to permanent housing once they overcome their substance use issues. Many of them eventually secure employment and achieve full self-sufficiency. In contrast, individuals with developmental disabilities typically need housing in group homes, where a residence manager can closely monitor their activities.

Patients with HIV/AIDS can often live independently. Their housing needs are primarily determined by affordability and accessibility, especially if their condition limits their ability to work consistently, resulting in a fixed income. Supportive services for these individuals mainly focus on transportation needs.

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

Local service providers are well-connected and often refer to one another to offer essential services such as shelter, temporary food, clothing, and other immediate support. This collaboration ensures that individuals returning from mental and physical health institutions receive appropriate housing support. People with cognitive and developmental disabilities often require alternative living arrangements that may include supervision, in-home support services, respite care, transportation, day programs, educational services, and supported employment. Supportive housing is significant for individuals with mental health and substance use disorders following discharge from inpatient treatment, as it helps prevent homelessness.

The Housing Authority of the County of DeKalb collaborates with Hope Haven Homeless Shelter and the Northwestern Medicine Behavioral Health Services Ben Gordon Center through the Shelter Plus Care Programs. This partnership aims to improve access to mental health care and supportive housing services.

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 of DeKalb will continue to support organizations that provide food assistance, homelessness prevention, clothing, and referral services. The City offers service providers the opportunity to apply for funding for Public Services aimed at supporting low-income residents. Additionally, the City of DeKalb has redirected \$225,000 from its General Fund, the Human Services Fund, to local social service agencies that provide essential services to residents. Both grant processes are competitive, meaning the organizations and the needs they address may vary from year to year. The City collaborates with local

organizations to assist individuals with chronic disabilities who are experiencing homelessness, as well as to provide emergency shelter and supportive services for those affected by domestic violence.

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 of DeKalb is committed to fostering community collaboration to deliver essential services to its residents. The city will work closely with local social service agencies to achieve this goal, leveraging their expertise to meet the community's diverse needs.

Continuing this partnership, the City of DeKalb will provide ongoing financial support through several channels. This includes funding allocated under the Public Service section of the Community Development Block Grant (CDBG), which is designed to enhance and support public services for those in need. Additionally, funding will be available through the City of DeKalb's Human Services Funding program.

By combining resources and efforts, the City of DeKalb aims to create a more robust system of services that effectively addresses the challenges its residents face and promotes overall well-being within the community.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of DeKalb is discussing a joint Analysis of Impediments to Fair Housing Choice (AI) and an Affordable Housing Study with the Housing Authority of DeKalb County. This initiative aims to identify barriers to fair housing and recommend zoning changes to enhance affordable housing options.

While the following factors are not exhaustive, they represent key obstacles to affordable housing in DeKalb. The main challenges stem from non-governmental barriers, such as high land and construction costs, rather than public policies.

The Annual Action Plan and its affordable housing goals and policies outline the city's ability to address these issues.

The City has established building codes to ensure high life safety standards in all newly constructed housing. While these codes may contribute to increased construction costs—potentially presenting a barrier to affordable housing development—they represent only one of several factors influencing the availability of such housing and residential investment in the area.

Approximately 60% of the City's housing stock comprises rental properties, with 14% classified as subsidized. A segment of the community perceives an excess of rental units. Additionally, a decline in student enrollment at Northern Illinois University (NIU) has led to heightened vacancies in rental properties. Landlords' express concerns regarding the construction of further rental units. Notably, there is a large, privately owned subsidized property encompassing 534 units that has faced challenges related to violence and criminal activity. However, increased policing, comprehensive rehabilitation efforts, and new management have gradually improved its reputation.

Despite census data indicating a substantial number of low-income units, a misconception persists that subsidized housing is prevalent within the City. Public sentiment largely opposes the creation of additional affordable housing, regardless of the existing demand for such accommodations.

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

Introduction

This section of the Consolidated Plan will provide a comprehensive analysis of the non-housing community development assets within the City of DeKalb. It will explore the characteristics of the local workforce, including demographics, skill sets, and employment trends, while also examining the types of industries prevalent in the area and any factors influencing employment opportunities.

Additionally, this analysis will delve into the collaborative efforts among local and regional agencies to promote economic development, highlighting initiatives and programs that aim to enhance job creation and support sustainable economic growth.

The City of DeKalb has effectively utilized Community Development Block Grant (CDBG) funding to bolster its economic development strategies. A notable example is the allocation of \$125,000 to Opportunity DeKalb for their Breakthrough Community Business Academy. This program is designed to actively engage and educate aspiring entrepreneurs and start-up businesses, equipping them with the necessary tools and resources to foster self-sufficiency and long-term success. This initiative intends to reduce these businesses' reliance on subsidized programs, encouraging an entrepreneurial spirit that contributes positively to the local economy.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Workers Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	108	10	1	0	-1
Arts, Entertainment, Accommodations	1,663	1,467	14	14	0
Construction	653	326	5	3	-2
Education and Health Care Services	2,106	1,041	17	10	-7
Finance, Insurance, and Real Estate	676	357	5	4	-1
Information	178	299	1	3	2
Manufacturing	1,964	1,524	16	15	-1
Other Services	559	598	5	6	1

Business by Sector	Number of Workers	Number of Jobs	Workers Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	812	215	7	2	-5
Public Administration	0	0	0	0	0
Retail Trade	2,026	2,684	16	26	10
Transportation and Warehousing	703	524	6	5	-1
Wholesale Trade	852	1,138	7	11	4
Total	12,300	10,183	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 41 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	4,590
Farming, fisheries and forestry occupations	550
Service	3,320
Sales and office	4,740
Construction, extraction, maintenance and repair	1,415
Production, transportation and material moving	1,645

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	4,059	82%
60 or More Minutes	885	18%
<i>Total</i>	<i>4,944</i>	<i>100%</i>

Table 43 - Travel Time

Data Source Comments: 2023 ACS 1 Year Supplemental data used

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	3,449	0	0

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,677	0	0
Some college or Associate's degree	4,913	0	0
Bachelor's degree or higher	5,926	0	0

Table 44 - Educational Attainment by Employment Status

Data Source Comments: 2023 ACS 1 Year Supplemental data used

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	415	220	200	120	150
9th to 12th grade, no diploma	485	175	140	550	285
High school graduate, GED, or alternative	2,110	1,340	1,020	1,590	885
Some college, no degree	7,155	1,805	745	1,250	795
Associate's degree	1,855	710	335	855	220
Bachelor's degree	1,575	1,635	970	1,570	745
Graduate or professional degree	90	425	625	1,450	800

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,201
High school graduate (includes equivalency)	26,839
Some college or Associate's degree	31,062
Bachelor's degree	99,327
Graduate or professional degree	62,727

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The Business Activity table highlights the significant employment sectors in the City of DeKalb, which are crucial in shaping the local economy. The three primary sectors identified are:

1. **Education and Health Care Services:** This sector represents 10% of the total jobs, employing 17% of the local workforce. The presence of Northern Illinois University (NIU), the largest employer in DeKalb County, significantly contributes to this figure. NIU provides various academic and administrative positions and creates demand in the local economy through student enrollment and related activities. Additionally, the healthcare services in this sector are bolstered by Northwestern Medicine Kishwaukee Hospital and Health Systems, which serve a vital role in providing employment and health services to the community.
2. **Retail Trade:** Retail is the most extensive sector regarding job availability, accounting for 26% of jobs, but it employs only 16% of the workforce. This indicates a high turnover and part-time job nature within the field. DeKalb's retail sector features diverse stores and shops catering to the local populace and university students. However, despite the abundance of job opportunities, this sector generally offers lower wage rates, which can impact the economic stability of workers employed here.
3. **Manufacturing:** The manufacturing sector accounts for 15% of jobs and employs 16% of the workforce, signaling a balanced labor engagement. Notably, new businesses have invested in DeKalb's manufacturing capabilities, driven by the city's strategic location and access to transportation networks. This growth reinforces the sector's economic role and presents opportunities for higher-paying jobs and career advancement for residents.

Overall, the City of DeKalb showcases a diverse economic landscape anchored by education, retail, and manufacturing. With major employers such as NIU and Northwestern Medicine leading the charge and ongoing investments in manufacturing, the community demonstrates resilience and potential for future economic growth. As these sectors evolve, they will continue to impact on the job market and overall quality of life for DeKalb's residents.

Describe the workforce and infrastructure needs of the business community:

The employment landscape in the City of DeKalb is robust; however, challenges persist in identifying suitable candidates to fill vacancies resulting from retirements or personnel replacements. Hiring practices within various industries indicate that most open positions necessitate a high school diploma or a General Education Diploma (GED). As the city's population ages, the available workforce is expected to diminish, necessitating an influx of skilled and adequately trained workers to occupy these vacated roles. The demand for highly educated employees is escalating.

According to the DeKalb County Economic Development Corporation (DCEDC) Industry Hiring Practice Survey, employers predominantly seek candidates for replacement positions due to retirements, which presents one of the most significant obstacles to successful hiring—the limited candidate pool and minimal responses to recruitment efforts. Responses to job advertisements and follow-up inquiries regarding interviews are often delayed. Feedback regarding recent hiring experiences reveals challenges such as deficiencies in resume writing and interviewing skills, alongside incomplete applications from candidates. Employers have expressed difficulties retaining Northern Illinois University (NIU) graduates within the community and a lack of new residents moving to the area to pursue entry-level

employment. As a result, employers are compelled to look outside the local region for potential recruits and to increase salary offers to attract individuals who are more inclined to seek employment in Chicago-collar counties rather than further west to DeKalb. Furthermore, the impact of the COVID-19 pandemic has fundamentally altered the employment landscape, with many workers expressing a preference for remote work opportunities. A substantial number of individuals who currently work on-site indicate they would consider changing jobs for remote work.

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.

The City of DeKalb stands poised for substantial growth through prospective developments. Close to the I-88 Peace Road interchange, several prominent businesses, including Ferrera, Nestle, Mortenson, and Meta, have established their presence. The construction of the latest Kraft Heinz facility is expected to create hundreds of job opportunities. Additionally, Project Midwest encompasses a 147-acre site designated for constructing an approximately 1,350,000-square-foot building for logistics, distribution, and warehousing, thereby underscoring the city's capacity for large-scale development.

Furthermore, the City is currently undertaking a feasibility study to explore the potential expansion of the METRA train line to DeKalb. These enterprises and developments are located within one mile of the DeKalb Taylor Municipal Airport and near major transportation hubs, including Chicago O'Hare, Rockford, and Midway Airports. The area benefits from high-voltage electricity, redundant fiber networks, and direct interstate access, presenting numerous opportunities for future development.

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

The City of DeKalb benefits significantly from its proximity to Northern Illinois University, Kishwaukee College, and Waubensee College, which supply a diverse range of potential employees with various educational backgrounds.

The primary employment sectors in DeKalb are Education and Health Care Services, responsible for 10% of total jobs and employing about 17% of the workforce. Northwestern Medicine Kishwaukee Hospital and Health Systems play a critical role in this sector, providing the community with vital health services and employment opportunities. The retail trade sector also comprises about 26% of available jobs but employs only 16% of the local workforce. This indicates many retail positions offer limited hours or part-time work, often associated with lower wages.

To address these challenges, local high schools, community colleges, and organizations like Worknet and Opportunity DeKalb offer job training programs to equip underemployed and unskilled residents with

new skills. This training is essential for enhancing workforce readiness and improving job prospects in the community.

While DeKalb offers various job opportunities, ongoing investment in workforce training is vital for enhancing job quality and economic stability.

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 City of DeKalb benefits greatly from being close to several educational institutions, including Northern Illinois University, Kishwaukee College, and Waubensee College. These schools provide a variety of potential employees with diverse educational and skill backgrounds, which can enhance the local workforce. To tackle workforce challenges, local high schools, community colleges, organizations such as Worknet and Opportunity DeKalb, and social service agencies offer programs that assist with resume writing, interviewing skills, and job placement. These programs are especially beneficial for individuals with disabilities and the aging population, aiming to equip underemployed and unskilled residents with valuable new skills.

This training is crucial for improving workforce readiness and boosting job prospects within the community. Even though DeKalb has numerous job opportunities, continuous investment in workforce training is essential to improving job quality and ensuring economic stability. Furthermore, improved access to financial education, transportation, healthcare, and childcare should also be a priority for improving the local workforce.

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 Community Economic Development Strategy is a planning process that enables communities to identify their economic strengths and weaknesses and develop a strategic plan to promote economic growth and enhance living conditions. This approach fosters collaboration among local government, businesses, community organizations, and regional stakeholders.

In 2018, five organizations collaborated on the DeKalb County Thriving Report, which the DeKalb County Government, the DeKalb County Economic Development Corporation, the DeKalb County Community Foundation, the DeKalb County Farm Bureau, and Northern Illinois University produced. The report focuses on key industries, including logistics, agriculture, and technology-based companies and start-ups. Grounded in community assets, it aims to create a favorable business climate and leverage the county's unique attributes to maximize economic growth across all communities.

Funds from the Community Development Block Grant support infrastructure improvement projects benefiting low- to moderate-income residents in the City of DeKalb. The City Manager, City Engineer, Building Department, and Community Development staff work together to optimize the use of these funds, enhancing local economic development and supporting regional initiatives that contribute to economic growth.

Discussion

Identifying the economic development needs of low- and moderate-income individuals in DeKalb, Illinois necessitates a clear understanding of their specific challenges and targeted interventions. Key areas of focus include:

1. **Job Creations and Training Programs:** Initiatives should aim to expand employment opportunities in areas with livable wages while providing training programs to equip individuals with skills for career advancement.
2. **Affordable Housing:** Increasing the availability of affordable housing is essential for financial stability and improved quality of life. Strategies must address housing affordability and homelessness.
3. **Small Business Support:** Economic development programs should facilitate entrepreneurship by providing aspiring business owners with increased access to financing, technical assistance, and mentorship.
4. **Financial Education and Asset Building:** Programs that enhance financial literacy and asset building empower individuals to make informed financial decisions and improve their economic stability.
5. **Access to Healthcare and Childcare:** Ensuring affordable healthcare and childcare access is crucial for workforce participation. Strategies should include support for community health clinics and childcare subsidies.
6. **Transportation Access:** Addressing transportation barriers is vital for enabling access to employment, healthcare, and education through enhanced public transportation options.
7. **Community Development and Revitalization:** Investment in community and neighborhood revitalization can stimulate economic growth and enhance the quality of life, including infrastructure improvements and affordable housing and community amenities.

MA-50 Needs and Market Analysis Discussion

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

The housing inventory in the City of DeKalb is generally in average to good condition. Owner-occupied single-family homes with multiple housing problems are not confined to a specific area; instead, they are spread throughout various neighborhoods in the City.

However, Issues with multi-family housing tend to be concentrated in the northwest quadrant near Northern Illinois University (NIU), originally developed to accommodate students. The decline in student enrollment at NIU has led to higher vacancy rates. In response, landlords have begun renting these properties to families and have neglected necessary maintenance, resulting in a deterioration of the properties' condition. Many low-income families have moved to this area for more affordable rents, creating a diverse population with differing needs and lifestyles.

This neighborhood was designed for students who relied on university resources for healthcare, recreation, and access to food services. However, families now find themselves in an area with limited green spaces and parks, inadequate nutrition, healthcare, childcare, transportation, social services, employment opportunities, and broadband internet access.

The City of DeKalb should focus on areas within its boundaries with a high concentration of low-income families. The objective is to deconcentrate on these neighborhoods and foster income diversity. By establishing deconcentration policies, the City can promote income mixing and contribute to a more equitable and balanced community.

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

Census tracts characterized by extreme poverty and a racial or ethnic concentration of at least 50 percent non-white are designated as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). The U.S. Department of Housing and Urban Development (HUD) defines an R/ECAP as a neighborhood where 40 percent or more of the population resides below the poverty line. Additionally, a neighborhood may qualify as an R/ECAP if its poverty rate is greater than 40 percent or three times the average poverty rate for the metropolitan or micropolitan area, depending on which threshold is lower.

According to the most recent U.S. Census data, the City of DeKalb is predominantly white. However, two neighborhoods exhibit a higher racial or ethnic concentration than the city. One neighborhood is primarily Black/African American and located in the northwest sector, while the other is predominantly Hispanic in the east. Both neighborhoods are classified as low-to-moderate income areas.

The City of DeKalb should direct its efforts toward areas within its boundaries with a significant concentration of low-income families. The primary objective is to deconcentrate on these

neighborhoods and promote income diversity. The City can facilitate income mixing by establishing and implementing deconcentration policies, thereby developing a more equitable and balanced community.

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

A severe defect is any housing condition that poses a potential health risk to occupants and significantly diminishes their quality of life due to excessive shelter costs. Substandard housing refers to any residential unit that fails to comply with the International Building Code (IBC) standards due to one or more severe defects.

The characteristics of these neighborhoods often include aging housing stock, inadequate funding for rehabilitation efforts, outdated infrastructure, and a high concentration of residents with supportive social service needs. Severe defects may encompass conditions that allow for the infiltration of natural elements, pests, and vermin, as well as substantial deficiencies or the absence of essential systems, such as electrical, mechanical, plumbing, or structural components.

A considerable portion of substandard housing is located within target areas predominantly occupied by low—to moderate-income families. Numerous social service programs support these regions; many receive funding through the Community Development Block Grant (CDBG) program.

It is challenging to characterize the housing market in these areas due to the diverse and dispersed nature of the neighborhoods throughout the city. Typically, these areas consist of older, outdated housing requiring significant repairs to comply with current codes. This market also presents more significant rental opportunities and includes several vacant or unoccupied properties.

Are there any community assets in these areas/neighborhoods?

DeKalb boasts a variety of community assets that enhance the overall quality of life in the area. These assets include libraries, schools, parks, and numerous commercial and retail outlets. They are not limited to just buildings and facilities; they also encompass the skills, knowledge, social networks, and relationships of those who live here.

Residents of DeKalb enjoy safe, decent, and affordable housing, secure neighborhoods, high-quality healthcare, and exceptional schools. The scenic landscape is perfect for outdoor recreation, while the downtown district provides the infrastructure for a vibrant shopping, dining, and entertainment scene. The City of DeKalb is proud to have a dedicated police and fire department that consistently meets the diverse needs of its community. These departments are committed to maintaining public safety and responding effectively to emergencies. The planned addition of a fourth fire station, strategically located in the southwest of DeKalb, aims to bolster the city's emergency response capabilities further. This new facility will enable quicker response times, reduce the risk of fire hazards, and enhance overall public safety for all residents. By investing in this vital infrastructure, the city is taking proactive steps to ensure the health and safety of its community.

The Community Health Education and Food (CHEF) Center is currently in the planning stages of development. It will be located on an eight-acre plot of land in the Annie Glidden North sector of the City. This initiative aims to serve as a food pantry for individuals facing food insecurity. The facility will encompass multiple greenhouses, a garden center, office spaces, a food warehouse, a commercial kitchen, a medical clinic, and a childcare facility. Moreover, incubator spaces will be available for rent, allowing patrons to prepare and store food effectively.

Northern Illinois University plays a vital role in enriching the lives of DeKalb residents and those in neighboring areas. The university provides a venue for sporting events that foster community spirit and boasts a thriving theatre department that offers performances accessible to the public. The Convocation Center, a prominent feature of the university, serves multiple purposes, housing a media center, a practice gym, and a seating capacity for 10,000 people. It also hosts various events and activities throughout the year, creating numerous volunteering opportunities for residents, which can deepen their engagement with the community.

Overall, DeKalb's combined offerings, from its physical assets to its community-oriented people and institutions, create a vibrant, dynamic environment that residents proudly call home.

Are there other strategic opportunities in any of these areas?

Public and private incentives and collaborative efforts are essential to overcoming public perception barriers and encouraging developers to invest in these areas. Factors such as the availability of public transit, the quality of schools, proximity to employment opportunities, the presence of vacant or abandoned buildings, and the development of downtown areas present strategic opportunities for revitalization. Key restoration initiatives in these areas may include street repaving, drainage improvements, street reconstruction, and installing sidewalks and handicap access.

In particular, the neighborhood adjacent to Northern Illinois University (NIU) can gain significantly from establishing a full-scale grocery store. This facility would provide essential grocery items and services for the residents and stimulate the economy by creating jobs and attracting further investment into the community. Such a development would contribute to a more vibrant and sustainable local environment.

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.

For many Americans, access to computers and high-speed Internet is essential to their daily lives. As most information, services, and resources have moved online, digital inequality significantly affects social inequality in low-income households. Access to high-speed internet is increasingly essential, and the lack of it disproportionately impacts low- and moderate-income families and neighborhoods. According to the HUD Office of Policy Development's report on Digital Inequality and Low-Income Households, disparities in broadband access often correlate with income, education, race, and ethnicity.

As part of the 2008 Broadband Data Improvement Act, the U.S. Census Bureau included computer and Internet use questions in the 2018 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the development of broadband networks across the country and to allocate resources to increase access to broadband technologies, particularly for groups that traditionally have low access levels.

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

According to estimates from ACS 2022, an impressive 94.6% of households in the City of DeKalb have access to a computer, and 89.3% of these households subscribe to broadband internet services. This high level of connectivity can be attributed in part to the presence of a state university, which draws a considerable number of students to the area. Many of these students live in the city, contributing to the technological landscape.

In addition, the DeKalb School District plays a proactive role in supporting educational initiatives by providing each student with a Chromebook, ensuring they have the necessary tools for their schoolwork, whether conducted in the classroom or remotely. Furthermore, the local library serves as a vital resource for the community, offering public computer access to residents who may not have their own devices. Additionally, subsidized housing complexes contribute to digital inclusion by making computers available in their community rooms, further enhancing access to technology for underserved populations.

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 is vulnerable to several significant natural hazards, primarily tornados and flooding, which pose risks to the community. Northern Illinois is particularly susceptible to tornados and severe thunderstorms during the Spring and Summer. As climate change progresses, it is expected to intensify these weather-related risks, making it increasingly important for residents to remain aware and prepared.

The most recent tornado occurrence was documented on July 14, 2024, in the City of DeKalb, serving as a stark reminder of the area's vulnerability to such powerful storms. Flooding is another concern, particularly when heavy rainfall overwhelms the region's drainage systems, causing the Kishwaukee River to overflow its banks. This river flows through DeKalb and can significantly impact various neighborhoods, damaging property and disrupting daily life.

In addition to tornados and flooding, Northern Illinois is situated above the Sandwich Fault Zone, which stretches from Dixon, IL, down to south of the City of DeKalb. This geological feature heightens the risk of seismic activity in the area. The most recent earthquake recorded was a 3.4 magnitude event that occurred in July 2024, emphasizing the need for preparedness and resilience measures in the face of these natural hazards. Residents and city officials are urged to develop plans and remain informed about potential emergency responses to ensure the community's safety.

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 potential for tornado damage poses a significant challenge due to their inherently unpredictable nature. Although storms typically arise under specific meteorological conditions, the patterns of land strikes and travel trajectories cannot be forecasted with precision. Tornadoes represent a prevalent hazard for communities in the Midwest's rural regions.

In contrast, flooding tends to occur more predictably. Storms characterized by rapid, intense rainfall can lead to swift increases in water levels. Several low-lying areas within the City are susceptible to flooding and are designated as floodplains. The City has undertaken extensive measures to restrict construction in these areas and has implemented a floodplain buyout program to relocate households from high-risk zones.

The probability of an earthquake occurring in DeKalb, IL, is contingent upon various factors, including the area's seismic zones and the average magnitude of seismic events in the region. In northern Illinois, earthquakes of magnitude three are expected to occur approximately every 10 years. Within 50 years,

there is a 25% to 60% probability of experiencing an earthquake with a magnitude of 6.0 or greater in this seismic zone.

The City Executive Staff conduct regular meetings to plan and assess emergency preparedness protocols. The City Manager, Mayor, and department heads, including the Police Chief, Fire Chief, and Directors from the Water, Streets, Airport, Building and Code, Community Development, and IT departments—collaborate to evaluate necessary actions and the resources available to serve the citizens of the City of DeKalb effectively.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is designed to provide a comprehensive framework for allocating and utilizing Community Development Block Grant (CDBG) funds within the City of DeKalb over the next five years. This plan is informed by an analysis of community needs and is structured around three primary goals, each aimed at addressing specific challenges and opportunities within the community:

1. **Provide Decent Housing:** The first goal centers on ensuring all residents can access safe and affordable housing options. This includes several key initiatives
2. **Public Infrastructure** - Upgrade roads, sidewalks, and public facilities to enhance accessibility and safety in neighborhoods.
3. **Public Services**—Provide funding for essential social services such as health care, transportation, mental wellness, nutrition, and educational programs directly impacting low- to moderate-income residents.
4. **Neighborhood Revitalization** - Address blighted neighborhoods through code enforcement, housing rehabilitation, and community engagement to foster pride in the neighborhoods
5. **Homelessness Prevention**—Implement programs to prevent homelessness through rental assistance, supportive services, and transitional housing projects.

Many communities require targeted support to address their identified social and economic needs. The primary challenge is the lack of sufficient funding. Local agencies, crucial for providing vital services, face difficulties due to limited financial resources and ongoing reductions in grant allocations. This situation restricts their ability to meet residents' diverse needs.

Furthermore, many community members may be unaware of the available services, complicating their access to necessary support. In response to these challenges, the city is committed to identifying the most effective uses of Community Development Block Grant (CDBG) funding. The goal is to implement initiatives that positively impact low-to-moderate-income residents, enhancing their quality of life and addressing their essential needs.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Annie Glidden North
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This neighborhood is located in the city's northwest corridor, extending from Lincoln Highway (State Route 38) to the north along Annie Glidden Road, terminating at Dresser Road. This area encompasses both the eastern and western sides, all of which fall within the city's corporate limits.
	Include specific housing and commercial characteristics of this target area.	<p>The Annie Glidden North neighborhood features many multi-family rental units primarily intended for Northern Illinois University (NIU) students. However, with the university's declining enrollment, the area now includes students, low-income workers, and families.</p> <p>This neighborhood faces significant challenges, including being classified as a food desert due to its lack of a full-service grocery store. Residents have access only to quick-service stores, fast-food restaurants, and liquor stores, limiting their healthy food options. Furthermore, many properties need to be maintained better and rising crime rates have decreased the neighborhood's overall appeal.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Annie Glidden North corridor underwent an extensive community study that led to the development of the Annie Glidden North Revitalization Plan. This plan outlines the goals for redeveloping this area of the city. Ongoing redevelopment includes plans to construct a Greek Life Building for Northern Illinois University (NIU), the Community Health Education and Food (CHEF) Center, and a Community Center.

<p>Identify the needs in this target area.</p>	<p>The Annie Glidden North Revitalization Plan has identified four primary priorities:</p> <ol style="list-style-type: none"> 1. Transportation 2. Community Services 3. Neighborhood Safety and Security 4. Housing and Commercial Development <p>These priorities are categorized into a series of public and private initiatives. The foremost projects identified include:</p> <ul style="list-style-type: none"> • Establishment of a Community Health Education and Food Center • Implementation of Safety Improvements • Local transportation system improvements • Development of a Community Center • Creation of a Medical Clinic • A Mental Wellness Center • Development of Cultural and Recreation Center • Financial Literacy Programs • Employment Opportunities and Training • Affordable Childcare
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<p>What are the opportunities for improvement in this target area?</p>	<p>Efforts to improve the Community Health Education and Food Center, which are vital in supporting the community's well-being, are actively underway. One significant project is constructing a new Community Center, slated to begin in 2026. This development is contingent upon securing additional funding, which the local government and community leaders are pursuing.</p> <p>In addition, a new bus terminal is planned to expand and enhance local bus routes. This initiative will provide residents with greater access to public transportation, facilitating more accessible travel to work, education, and essential services.</p> <p>Moreover, a comprehensive feasibility study is being conducted to evaluate the potential for extending the Metra train line to the City of DeKalb. This extension would offer residents improved connectivity to larger metropolitan areas, promoting economic growth and accessibility.</p> <p>The Community Development Block Grant (CDBG) funding for Opportunity DeKalb is directed toward creating a Business Academy to bolster education and employment opportunities. This academy aims to support local entrepreneurs by providing them with essential skills, resources, and mentorship to grow their businesses and enhance their income. The program aspires to decrease reliance on public assistance and foster economic independence by equipping community members with the tools they need to succeed.</p> <p>Finally, neighborhood safety continues to show improvement through a comprehensive approach that includes increased police presence and the installation of additional streetlights. These efforts are complemented by enhancements to streetscapes designed to deter speeding and reckless driving in residential areas. Together, these initiatives aim to foster a safer, more vibrant community for all residents.</p>
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	Are there barriers to improvement in this target area?	The barriers to improvement in the Annie Glidden North sector are predominantly linked to the need for significant funding for major projects to revitalize the area. The recent decline in federal funding has negatively impacted the growth potential of this community, limiting investments and development opportunities. Additionally, the prevalence of negative perceptions associated with this sector poses a substantial challenge, affecting community morale and external interest. In response to these challenges, the City is undertaking strategic rebranding efforts to enhance the image of the area and to foster a more positive perception that may encourage investment and support local development initiatives
2	Area Name:	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area includes the entire city, allowing all residents within the city limits to access programs and services. Income-eligible individuals and families can benefit from these resources designed to support their needs and enhance their quality of life.
	Include specific housing and commercial characteristics of this target area.	The aging housing inventory and commercial characteristics differ by neighborhood. Based on income eligibility and census data, tracts encourage proposed projects and activities.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Community outreach efforts, including emails, discussions, and ward meetings, were crucial in gathering insights from community members. This engagement helped us thoroughly understand community needs and preferences, thereby effectively guiding the strategic direction of projects and activities. Through these efforts, we were able to ensure that the initiatives undertaken aligned with the values and expectations of the community we serve</p>
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<p>Identify the needs in this target area.</p>	<p>The city faces several critical needs that must be addressed to support its residents, particularly those in vulnerable situations. First and foremost, there is a pressing requirement for rehabilitating housing for low-income property owners. This initiative aims to enhance living conditions and ensure safety for families who struggle financially.</p> <p>Additionally, social services are essential to support targeted populations, including the elderly, individuals with disabilities, and families in crisis. These services can provide necessary resources like job training, counseling, and mental health support, fostering a stronger community.</p> <p>Financial assistance is available for low-income homeowners who require help repairing their homes. This funding specifically addresses issues related to deferred maintenance, which may include problems such as leaky roofs, broken plumbing, electrical issues, and other repairs that have been postponed over time due to financial constraints. This support can help ensure that these homeowners can live in safe and comfortable environments while preserving the condition of their properties. Another critical need is demolishing condemned and blighted buildings scattered throughout the city. Removing these unsafe structures eliminates hazards and revitalizes neighborhoods, making them more appealing and safer for residents.</p> <p>The community also requires more emergency financial assistance to respond effectively to catastrophic events. This funding could either come from Public Services or be allocated directly from the City budget. Many low- to moderate-income households are just one paycheck away from losing their housing, making it vital to have accessible financial support to prevent homelessness during difficult times. Overall, addressing these needs will create a more stable and thriving community for everyone.</p> <p>Furthermore, upgrading public facilities is crucial to improving the aging infrastructure currently in</p>
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		disrepair. Investments in parks, community centers, and transportation will enhance the quality of life for all citizens.
	What are the opportunities for improvement in this target area?	<p>The City of DeKalb presents a significant opportunity for its residents. While the housing stock is aging, the neighborhoods remain well-established, family-oriented, and offer reasonably priced properties. The Homeowner Occupied Housing Rehabilitation Program provides essential support to low-moderate-income households, enabling them to undertake necessary repairs to their homes. This initiative not only enhances the value of their properties but also contributes positively to the overall property values within the neighborhood.</p> <p>Moreover, Public Services will address the needs of the community by focusing on targeted populations. Funding for Opportunity DeKalb will consistently offer economic prospects for young entrepreneurs and start-up businesses, thereby facilitating employment opportunities and fostering economic independence.</p>
	Are there barriers to improvement in this target area?	<p>A lack of funding within a community creates significant barriers that restrict access to essential services such as education, healthcare, infrastructure maintenance, and social programs. Recently, Meridian Insurance dropped all coverage for Northwestern Medicine, which has a considerable impact on the community. Approximately 60% of low- to moderate-income households rely on this insurance coverage, adding another barrier to accessing necessary services. This situation leads to disparities in quality of life, hinders development opportunities, and disproportionately affects vulnerable populations. Ultimately, without adequate financial resources, communities struggle to address critical needs and improve living standards for their residents.</p>

General Allocation Priorities

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

for HOPWA)

The City of DeKalb has opted not to participate in the HUD-designated Neighborhood Revitalization Strategy Areas, which are established to provide targeted support for community revitalization efforts. Instead, the Community Development Block Grant Funds are available for allocation across the entire city, allowing for a broader distribution of financial resources to various neighborhoods.

Despite this city-wide accessibility, the City is concentrating on the Annie Glidden North neighborhood in the northwest quadrant. This area is notably characterized by a high concentration of rental housing and a significant number of low-income households, which presents unique challenges and opportunities for development.

To address the specific needs of this community, the City is designating the Annie Glidden North neighborhood as a local priority for funding. This initiative highlights the City's commitment to enhancing the quality of life for residents in this area. It aims to implement improvements through a new comprehensive plan scheduled for 2025. The focus of this neighborhood endeavors to foster economic stability and promote sustainable development for its residents.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City Wide
	Associated Goals	Affordable Housing Administration/Planning
	Description	Conduct code-enforcement inspections for low-income homeowners and renters to ensure safe living conditions. Provide education on fair housing rights and collaborate with social service agencies to offer emergency financial assistance for rent and utilities
	Basis for Relative Priority	The priority for this activity was determined through feedback from community meetings, interviews with agencies, and an analysis of demographic information for the City. It has been identified as the highest priority need. The City acknowledges that as housing ages and costs rise, it is crucial to maintain existing housing to preserve affordability. Additionally, income disparities play a significant role in establishing this priority. High housing costs burden more than 50% of elderly households, and this issue worsens as income levels remain stagnant while housing prices continue to increase. Research indicates that new housing developed by builders is often unaffordable for low-wage residents, preventing them from living in the community where they work.
2	Priority Need Name	Non-Housing Community Development/Public Improvement
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness 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
	Geographic Areas Affected	City Wide Annie Glidden North
	Associated Goals	Public Services Programs Public Facilities Administration/Planning
	Description	<p>To enhance public infrastructure, the City needs to focus on improving drainage systems, specifically Orangeburg Sewer lines, to ensure resilience against weather events and stormwater, thereby mitigating flooding. This includes updates to water and sewer systems as well as street improvements. Currently, many streets, water systems, drainage systems, parks, and sidewalks in low-to-moderate-income areas of the city are in disrepair and need modifications for accessibility. In some neighborhoods, inadequate lighting compromises the safety and security of residents.</p> <p>Additionally, we should prioritize expanding high-speed internet access in neighborhoods with lower income levels. This effort aims to bridge the digital divide, particularly in communities with children.</p> <p>Matrix Codes to be addressed: 03, 03E, 03F, 03I, 03J, 03K & 03L.</p>

	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews, as well as a review of demographic information for the City, resulted in this activity having a high-priority need.
3	Priority Need Name	Increase Access to Public Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle 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 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
	Geographic Areas Affected	City Wide Annie Glidden North
	Associated Goals	Public Services Programs Administration/Planning
	Description	In order to ensure that all members of the community can benefit from essential services, it is important to enhance accessibility to public services.

	Basis for Relative Priority	<p>The project funds will support various initiatives, including rental assistance payments and services for individuals experiencing homelessness. Additionally, it will provide support for survivors of domestic violence and offer services to low- and moderate-income households, as well as persons with special needs, including those living with HIV/AIDS.</p> <p>Other funded activities will include recreational programs, educational opportunities, and job skills training for youth. The initiative will also focus on supporting job training, substance abuse treatment, mental health services, continuing education, and employment services aimed at helping low- and moderate-income individuals secure jobs.</p> <p>Leveraging the Community Development Grant Funds in conjunction with the City of DeKalb's Human Services Funding Grant will significantly enhance the City's efforts to improve access to vital social services for the residents of DeKalb. By combining these resources, the City aims to address the community's specific needs, ensuring that individuals and families can obtain the assistance they require for a better quality of life. This partnership will enable the City of DeKalb to expand existing programs, introduce new initiatives, and effectively reach underserved populations, ultimately fostering a more inclusive and supportive environment for all DeKalb residents.</p>
4	Priority Need Name	Affirmatively Furthering Fair Housing
	Priority Level	Low
	Population	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 Non-housing Community Development

	Geographic Areas Affected	City Wide Annie Glidden North
	Associated Goals	Administration/Planning
	Description	Conduct targeted fair housing outreach aimed at city residents, focusing on minority and ethnic communities. This will include educational workshops, informational materials, and community events to raise awareness of housing rights and resources. We will also collaborate with local organizations to ensure the outreach is effective and culturally sensitive, promoting inclusivity for all residents.
	Basis for Relative Priority	This activity was designated as a priority need through a thorough evaluation that involved feedback from community meetings and interviews conducted with relevant agencies. In conjunction with this, demographic information pertinent to the city was reviewed, reinforcing its significance. This rigorous approach ensures that the identified priorities are closely aligned with community members' and stakeholders expressed needs and concerns.
5	Priority Need Name	Homelessness
	Priority Level	High

	Population	Extremely Low Low Moderate Middle 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
	Geographic Areas Affected	City Wide Annie Glidden North
	Associated Goals	Administration/Planning
	Description	Addressing homelessness has become a key focus in DeKalb due to the increasing homeless population. The Northern Illinois Homeless Coalition is leading efforts in collaboration with various funding sources and community partners. They are working to implement programs that provide immediate assistance and long-term support, including housing, mental health services, and job training, to help individuals regain stability and thrive in the community.

	Basis for Relative Priority	Homelessness significantly impacts public health, safety, economic stability, and overall quality of life. Individuals in this situation often face barriers to healthcare, a higher risk of crime, and limited employment opportunities, which ultimately burden the entire community. Therefore, addressing homelessness is viewed as a moral imperative crucial for all residents' well-being.
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Narrative (Optional)

The City of DeKalb is considered a collar county to Cook County and Chicago, while still maintaining its small community character. Although it faces various issues, such as homelessness, these are often addressed through other funding sources. The main focus of Community Development Block Grant (CDBG) funding is on improving public facilities and infrastructure in low- to moderate-income neighborhoods and rehabilitating existing housing to ensure safety and affordability. Additionally, CDBG funding supports essential services for vulnerable populations, including the elderly and disabled, and aims to promote fair housing, ensuring that all residents have the right to safe, accessible, and affordable housing.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Currently, no new projects are planned for the Tenant-Based Rental Assistance (TBRA) program.
TBRA for Non-Homeless Special Needs	The Housing Authority of the County of DeKalb provides the Housing Choice Voucher Program, Shelter Plus Care Program including Single Room Occupancy units, Project Based Vouchers, and the VASH Voucher Program to eligible residents. No new TBRA projects are planned.
New Unit Production	There is one property flagged for new units. However, the increase in the costs of lumber and materials is primarily due to a surge in demand during the pandemic. This increase has been caused by supply chain disruptions, heightened interest in DIY home renovations, labor shortages, wildfires affecting lumber supply, and global trade issues. These factors have created a substantial imbalance between supply and demand, resulting in price hikes throughout the construction industry. Thus, reducing the production of new units.
Rehabilitation	The rental market is in high demand, increasing the financial burden of housing. The City's aging housing stock makes rehabilitating existing properties a priority. However, the rents that can be achieved often do not cover the costs of major rehabilitation projects, similar to the new unit production priorities mentioned earlier. As a result, the City's achievable rents and income levels often make rehabilitation projects in the private market financially unfeasible.
Acquisition, including preservation	There are no plans for the acquisition of properties, including preservation.

Table 49 – Influence of Market Conditions

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

Introduction

The City of DeKalb receives Community Development Block Grant (CDBG) Entitlement funding, a federal program designed to support the development of viable urban communities. The funding is overseen by the City of DeKalb's Community Services Coordinator, who is responsible for ensuring that the allocated funds are used effectively to meet the community's needs.

For the 2025 Fiscal Year, the City of DeKalb **anticipates** \$352,977 in CDBG funds. These funds will be utilized for various projects to improve housing, provide public services, and enhance residents' overall quality of life, particularly those in low- and moderate-income areas. The City is committed to using this funding transparently and responsibly, engaging with the community to identify priorities and maximize the impact of these resources.

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	352,977	0	0	352,977	1,244,021	Prior year resources represent Public Facilities funds obligated to infrastructure improvements in the City's southeast side.

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

The City of DeKalb will adopt a strategic approach to utilize both public and private funding sources to implement the activities outlined in this plan. During the Consolidated Plan period from 2025 to 2029, the City will research and pursue additional funding opportunities that align with its established goals.

DeKalb will leverage various financial resources, including state and local funds, and explore potential partnerships with the private sector and philanthropic entities. This comprehensive approach will include careful analysis of funding options that correspond with the specific objectives of the Consolidated Plan.

The City will allocate resources from its General Fund, Tax Increment Financing (TIF) funds, and other municipal funds to meet matching requirements and support projects that address the community's identified needs. Furthermore, DeKalb will collaborate with community partners, such as non-profit organizations and local businesses, to effectively leverage available funding sources and enhance capacity-building efforts. This collaboration aims to maximize the impact of initiatives and ensure that residents' needs are met sustainably.

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 of DeKalb will not use any publicly owned land within the jurisdiction to address the needs of the Consolidated Plan

Discussion

The City of DeKalb attains its priority needs by strategically utilizing various funding sources, including the General Fund, Water Fund, Motor Fuel Tax (MFT) Fund, and Tax Increment Financing(TIF) Funds. The Community Development Block Grant (CDBG) funds are specifically allocated to address urgent community needs via targeted programs that emphasize affordable housing, public facilities, and economic development for low- and moderate-income residents.

The City is dedicated to implementing initiatives from the Consolidated Plan, ensuring that investments from various funding sources are utilized effectively to provide the greatest benefit for the community. Furthermore, the City will actively seek additional grant opportunities to further enhance its capacity to meet the community's needs effectively.

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
City of DeKalb	Government	Non-homeless special needs Planning	Jurisdiction
Housing Authority of the County of DeKalb	PHA	Homelessness Public Housing Rental	Jurisdiction
Hope Fair Housing	Non-profit organizations	Homelessness Non-homeless special needs Ownership Public Housing Rental	State
HOPE HAVEN OF DEKALB COUNTY, INC.	Subrecipient	Homelessness public services	Jurisdiction
CHILDREN'S LEARNING CENTER	Subrecipient	Non-homeless special needs public services	Jurisdiction
ELDER CARE SERVICES	Subrecipient	Non-homeless special needs 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	Region
Northern Illinois Homeless Coalition	Continuum of care	Homelessness	Region
FAMILY SERVICE AGENCY	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of DeKalb has a well-established network of service providers, including nonprofits, community-based development organizations, local housing authorities, and coalitions. For many smaller nonprofits, funding from the City constitutes the majority of their program budgets, which limits the extent of their services to the amount allocated by HUD.

The lack of private sector participation is a significant gap in the delivery system. Local social service agencies collaborate effectively, relying on each other for referrals to assist people experiencing homelessness and individuals living with HIV, especially for services that they cannot provide themselves.

These services may include referrals for housing, public assistance, education, healthcare, legal aid, childcare, mental health counseling, job and life skills training, utility assistance, rental assistance, and transportation.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	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

Other			

Table 52 - Homeless Prevention Services Summary

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

The Family Service Agency operates the Community Action Program, which aims to assist homeless families and individuals at risk of homelessness by securing stable housing options. This program is dedicated to helping people find permanent residences and providing crucial support services to ensure their housing stability over time.

Additionally, the agency offers emergency services for low-income households facing immediate challenges. These services provide quick relief for families and individuals in crisis, covering essential needs such as temporary shelter, utility payments, clothing, food assistance, job skills, and transportation support. By offering these vital resources, the Community Action Program helps clients navigate their immediate difficulties while working towards long-term housing stability and improved well-being.

The VASH Voucher Program, administered by the Housing Authority of DeKalb County in partnership with Hines VA, is dedicated to assisting homeless veterans in the local community. This program provides rental assistance vouchers that enable eligible veterans to secure stable and affordable housing. By connecting veterans with necessary resources and support services, the VASH Voucher Program aims to promote long-term housing stability and improve the well-being of those who have served our country.

Services targeted to unaccompanied youth typically focus on providing essential support and resources to help them navigate various challenges. The Family Service Agency and Hope Haven facilitate them. These services include locating housing assistance, counseling and mental health services, educational support, health services, life skills training, legal aid, job placement and training, peer support groups, and crisis intervention. By addressing these areas, services for unaccompanied youth aim to empower them and support their transition to independence.

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 City of DeKalb is fortunate to be home to many social service agencies committed to effectively supporting their clients. These organizations engage in thorough and diligent work, addressing the unique needs and challenges individuals and families face. Furthermore, they possess the necessary resources to guide clients through numerous programs. By offering tailored assistance and informed

direction, these agencies play a crucial role in empowering clients to access vital services that contribute to their overall well-being and enhance their quality of life.

Gaps in services exist within the local homeless system because many partners do not coordinate their efforts effectively and use different systems, such as HMIS and IRIS, which do not "talk to each other." This lack of collaboration forces families to navigate a complex landscape where they must understand various eligibility criteria and waitlists for shelter beds and housing programs. Different agencies often conduct assessments and make referrals for the same individuals, which adds additional pressure on the system and results in duplicated efforts that waste resources.

A standardized and uniform assessment process would allow the system to operate more transparently and efficiently. This improvement would help ensure that resources are appropriately allocated, allowing for a more focused approach to providing housing and other essential services that meet the needs of families experiencing homelessness.

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

The City will continue to work with service providers to identify gaps in services and instances of service duplication. Regular meetings will enable homeless service providers to assist the homeless population effectively. A central intake and resource facility is a key component of the City's strategy to end homelessness. Additionally, efforts to secure funding from federal, state, local, and private sources for programs that support extremely low, very low, and low to moderate-income individuals have become increasingly important. In these challenging economic times, jurisdictions and agencies must manage federal funds prudently and ensure that every dollar allocated to an activity is maximized for effect.

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	Affordable Housing	2025	2029	Affordable Housing	City Wide Annie Glidden North	Affordable Housing	CDBG: \$79,850	Homeowner Housing Rehabilitated: 15 Household Housing Units
2	Public Services Programs	2025	2029	Non-Housing Community Development	City Wide Annie Glidden North	Non-Housing Community Development/Public Improvement Increase Access to Public Services	CDBG: \$239,550	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	Public Facilities	2025	2029	Non-Housing Community Development	City Wide Annie Glidden North	Non-Housing Community Development/Public Improvement	CDBG: \$958,198	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
4	Administration/Planning	2025	2029	Administration	City Wide Annie Glidden North	Affordable Housing Non-Housing Community Development/Public Improvement Increase Access to Public Services Affirmatively Furthering Fair Housing Homelessness	CDBG: \$319,400	Other: 100 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Owner-Occupied Home Rehabilitation Program: The city has estimated that 10 homes will qualify to receive funding for rehabilitation efforts. This program aims to assist homeowners in improving the condition of their properties, enhancing both safety and livability. The funding will cover essential repairs, including structural improvements, plumbing and electrical upgrades, accessibility, and roof and insulation work. Homeowners interested in participating in this program must meet specific eligibility criteria and submit an application detailing their rehabilitation needs. Through this initiative, the city is committed to supporting its residents by promoting safe and attractive neighborhoods.
2	Goal Name	Public Services Programs
	Goal Description	The Public Services Program provides essential support to individuals and families in need. It offers vital services such as mental healthcare, food assistance, affordable housing, domestic violence, transportation, healthcare access, and educational programs. The program aims to improve the quality of life for vulnerable people and ensure that everyone can succeed in their community.
3	Goal Name	Public Facilities
	Goal Description	The Public Facilities Program aims to enhance community quality of life through federal funding. It provides grants for constructing, rehabilitating, or acquiring essential public facilities, primarily benefiting low—and moderate-income residents. This initiative fosters inclusive development by improving access to resources by repairing failing streets and creating ADA-accessible crossings.
4	Goal Name	Administration/Planning
	Goal Description	Create a streamlined administrative framework for the planning, implementing, and managing the Community Development Block Grant (CDBG) program and other housing, community development, and homelessness initiatives.

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 Program funds or offer housing assistance under the Community Development Block Grant (CDBG) Program. Nevertheless, the City coordinates with the local Public Housing Authority (PHA) to conduct needs assessments and establish objectives aimed at addressing the demand for affordable housing within DeKalb's municipal boundaries.

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 Housing Authority of the County of DeKalb has successfully utilized grant funds to remodel eight apartment units at Taylor Street Plaza in 2018. This project has expanded the total number of fully ADA-accessible one-bedroom units in the facility to eleven, enhancing options for individuals with disabilities. Additionally, at their family site properties, Lewis Court Apartments includes four accessible units, ensuring families can access appropriate housing. Meanwhile, Garden Apartments also contributes to accessibility with two designated accessible units, further supporting the community's housing needs for individuals with mobility challenges.

Activities to Increase Resident Involvements

The Housing Authority of the County of DeKalb is committed to fostering active resident involvement through various programs to improve tenant communication and engagement. One significant effort is establishing a comprehensive and user-friendly website, which serves as a centralized hub for crucial information regarding the housing authority's operations, policies, and procedures. This website provides residents easy access to essential resources, including guidelines for completing and downloading annual reexamination documents necessary to assess housing assistance eligibility.

In addition to the website, the Housing Authority has implemented programs specifically designed to ensure that all public housing residents' voices are heard. Tenants are encouraged to participate in Resident Councils organized at various properties throughout the City. These councils serve as a platform for residents to discuss their concerns, share ideas, and collaborate on issues affecting the properties.

Moreover, residents participate in the annual Resident Advisory Board, which is critical in shaping important planning documents such as the Public Housing Agency (PHA) Annual Plan and the Capital Improvement Plan. These plans outline the strategic direction for housing assistance and improvements within the community.

The Public Housing Authority (PHA) includes a Resident Board member actively participating in the board's decision-making processes. This member represents the residents' interests and concerns, ensuring that their voices are heard in discussions about policies and programs that affect the community.

To further engage residents and gather invaluable feedback, the Housing Authority conducts an annual Resident Survey. This survey is distributed to all residents to assess their satisfaction and gather insights regarding their experiences within public housing. The staff compiles the results and uses them to

inform policy decisions and improve services, ensuring residents' needs and preferences are prioritized in ongoing housing authority initiatives.

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 designated a High Performer by the U.S. Department of Housing and Urban Development (HUD). The properties consistently showcase exceptional quality, evidenced by high ratings in NSPIRE (National Standards for the Physical Inspection of Real Estate) inspections, which assess various aspects of property management and maintenance standards. These high ratings reflect a commitment to excellence and adherence to industry benchmarks. Furthermore, the results of annual audits reveal an unqualified opinion, a designation that signifies a favorable assessment of the organization's financial statements. This unqualified opinion strongly indicates robust financial integrity and effective operational practices, highlighting the organization's transparency and reliability in financial reporting.

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

Barriers to Affordable Housing

The City of DeKalb is discussing a joint Analysis of Impediments to Fair Housing Choice (AI) and an Affordable Housing Study with the Housing Authority of DeKalb County. This initiative aims to identify barriers to fair housing and recommend zoning changes to enhance affordable housing options.

While the following factors are not exhaustive, they represent key obstacles to affordable housing in DeKalb. The main challenges stem from non-governmental barriers, such as high land and construction costs, rather than public policies.

The Annual Action Plan and its affordable housing goals and policies outline the city's ability to address these issues.

The City has established building codes to ensure high life safety standards in all newly constructed housing. While these codes may contribute to increased construction costs—potentially presenting a barrier to affordable housing development—they represent only one of several factors influencing the availability of such housing and residential investment in the area.

Approximately 60% of the City's housing stock comprises rental properties, with 14% classified as subsidized. A segment of the community perceives an excess of rental units. Additionally, a decline in student enrollment at Northern Illinois University (NIU) has led to heightened vacancies in rental properties—landlords express concerns regarding the construction of further rental units. Notably, there is a large, privately owned subsidized property encompassing 534 units that has faced challenges related to violence and criminal activity. However, increased policing, comprehensive rehabilitation efforts, and new management have gradually improved its reputation.

Despite census data indicating a substantial number of low-income units, a misconception persists that subsidized housing is prevalent within the City. Public sentiment largely opposes the creation of additional affordable housing, regardless of the existing demand for such accommodations.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Ongoing analysis has revealed a range of factors that significantly hinder the availability of affordable housing in the city. While the following list is not exhaustive, it highlights some of the most critical obstacles residents and local authorities face.

One key point is that regional jurisdictions' primary challenges, including DeKalb, stem from non-governmental barriers rather than public policies. Market forces, including high land acquisition costs, escalating construction expenses, and elevated market prices for housing, primarily drive these barriers. These economic factors have made it increasingly difficult to offer affordable housing options to residents.

The City advocates increased state and federal funding for affordable housing initiatives. This includes encouraging participation in the Northern Illinois Homeless Coalition to secure funds for rapid rehousing and rental assistance. Additionally, the City is exploring opportunities for a Veterans Mobile Home Program to utilize Project-Based Vouchers from the Housing Authority of DeKalb County. There is also consideration of planning and implementing a "tiny home village" for homeless individuals.

In response to these challenges, the City of DeKalb is committed to empowering its residents through education and outreach initiatives. One such initiative is the Fair Housing workshops and advertising when Prairie State Legal Services has presentations designed to raise awareness among residents about their housing rights. These workshops provide valuable information on identifying predatory landlords and the resources available for those whom unfair practices may victimize. The city hopes to foster a more equitable housing landscape for all by equipping residents with knowledge and support.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of DeKalb relies on the Northern Illinois Homeless Coalition's Coordinated Entry System (CES) to assist individuals experiencing or at risk of homelessness in accessing crisis intervention services. The CES is designed to prioritize households efficiently and match them with the appropriate assistance. It aims to standardize the process of access, assessment, and referral among all community providers.

Every year, the City of DeKalb participates in the Northern Illinois Homeless Coalition's Point in Time count for DeKalb County, which counts homeless individuals—particularly unsheltered—and assesses their needs. All local jurisdictions work with Hope Haven, the homeless shelter in DeKalb County, and street outreach staff to locate, identify, engage, and enroll individuals sleeping on the streets or in places not intended for human habitation.

Priority for services is given to individuals with mental illness, substance use disorders, those who are chronically homeless, families with children, and unaccompanied youth. Additional efforts include providing safe houses for homeless youth and a day shelter for homeless adults, where staff can screen, assess, and engage individuals to enroll them in housing and supportive service programs.

Addressing the emergency and transitional housing needs of homeless persons

The Northern Illinois Homeless Coalition Coordinated Entry System uses an Assessment Admissions process to help individuals and families access emergency shelter. Each participant is evaluated using an evidence-based tool known as the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). This tool examines housing barriers and individual strengths through various indicators. Based on the assessment results, appropriate housing options are identified.

The primary purpose of the emergency shelter is to provide immediate access to basic needs for people experiencing homelessness and to facilitate their transition to permanent housing as quickly as possible. It is important to note that Hope Haven does not operate transitional housing beds; instead, these beds have been repurposed into a permanent supportive housing program called Single Room Occupancy 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 City of DeKalb is dedicated to supporting local organizations in reducing the time individuals and families experience homelessness, focusing on vulnerable groups such as the chronically homeless, families with children, veterans, and unaccompanied youth.

The City, service providers, and emergency housing organizations prioritize immediate shelter needs. The goals are to help people quickly secure permanent housing, enhance their self-sufficiency, and ensure long-term stability.

The city will have a Warming Center operated by a local church for the second consecutive year. This initiative aims to provide a safe and warm environment for individuals experiencing homelessness during the cold winter months. The Warming Center will be open from January through March, accommodating approximately 15 guests each night and ensuring they have a comfortable place to rest and access essential resources. The Warming Center will provide valuable assistance during this critical time, averaging around 15 guests each night from January through March.

Despite the urgent need to address homelessness, the City faces challenges due to limited resources and capacity. Hope Haven, the only homeless shelter in DeKalb County, offers 64 beds and is a crucial resource for those seeking shelter and support while working toward stable housing. Unfortunately, they often operate at full capacity.

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 Family Service Agency and Hope Haven are applying for the competitive grant programs offered by the State of Illinois and HUD. These funds will support essential services and homelessness prevention for both agencies if awarded. The homelessness prevention funds will be used for security and utility deposits and, in some cases, to cover arrears. The primary focus is to connect individuals with available housing opportunities as quickly as possible while also assisting them in obtaining subsidies and increasing their income to help sustain their housing in the long term.

During the next consolidated plan period, the City of DeKalb will continue to:

- Support organizations that provide transitional housing for the homeless.
- Support organizations that provide case management, housing counseling, and job training for the homeless and those at risk of becoming homeless, including individuals and families.
- Assist in identifying available prevention programs and developing a gap analysis to create a comprehensive homelessness prevention plan for the coming years.
- Support agencies that provide emergency food, rental assistance, utility assistance, and home repair services aimed at preventing homelessness

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

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

Lead-based paint poses a significant environmental threat, particularly to children, as it can cause serious health issues. The main source of exposure is lead-contaminated dust from deteriorating buildings, especially in homes built before 1978. The 2022 American Community Survey (ACS) indicates that DeKalb housing units were constructed before 1979. Most of these are in established neighborhoods and are well-maintained. Although there is potential for lead hazards, proper maintenance can effectively reduce the associated risks.

Regulations from the Department of Housing and Urban Development (HUD) regarding lead-based paint apply to all federally assisted housing. Low-income households earning between 0-50% of the Median Family Income (MFI) often struggle to afford well-maintained housing, which makes them more vulnerable to lead poisoning. According to estimates from the Comprehensive Housing Affordability Strategy (CHAS), approximately 9,670 housing units in the City, or 59.8% of those built before 1978, may be at risk for lead exposure. Many low- to moderate-income families reside in the City's Southwest and central DeKalb areas, with a high concentration of homes constructed before 1979.

The DeKalb County Health Department handles inspection and remediation plans, but lead-based paint hazards are not currently considered a significant public health concern.

According to the 2022 American Community Survey, 59.8% of DeKalb's housing units were built before 1978. The City adheres to the Residential Lead-Based Paint Hazard Reduction Act of 1992 to address lead-based paint hazards in federally assisted housing. State and Federal laws require disclosing known information on lead-based paint hazards before the sale of housing built before 1978. The City also implemented city codes and regulations to protect its citizens from lead-based paint hazards, integrated through purchasing policies and code enforcement.

The housing stock in DeKalb is primarily in good to average condition. Elevated lead levels are mainly observed in individuals who have relocated from outside the area, with a noticeable decrease in these levels after moving to the city. Incidents of lead poisoning are widespread in older rental properties, highlighting a potential risk associated with their age. The Health Department oversees the medical monitoring of lead poisoning cases, while Winnebago County manages the abatement process in partnership with property owners to address lead hazards effectively.

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

All services are available to residents, regardless of the severity of lead poisoning or hazards they may face. The Illinois Department of Public Health issues lead hazard control orders, which are strictly enforced. Given that many homes in the city are old, there is a greater need to address lead-based paint (LBP) hazards than available resources.

The leading cause of lead poisoning in the United States is exposure to dust from deteriorating paint in homes constructed before 1978. According to the Illinois Department of Public Health, federal law (Title X, Section 1018) requires landlords, sellers, and renovators to provide information about lead-based paint and its hazards before the sale or lease of target housing. Target housing includes most private residences, public housing, housing receiving federal assistance, and federally owned properties built before 1978.

Homes built before 1978 occupied by low-income households with children pose exceptionally high risks for lead exposure, mainly due to lower home maintenance levels. It is important to note that it is not lead that causes health hazards, but rather the deterioration of paint that releases lead-contaminated dust and allows children to peel and ingest lead-contaminated flakes.

The high-risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home that was originally built before 1978

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

The City of DeKalb incorporates procedures for managing lead-based paint within its local policies and regulations. While the City does not participate as a jurisdiction in HOME funding or other funding avenues associated with the Consolidated Plan for housing construction, it remains dedicated to advancing lead-based paint education and public awareness through its code enforcement initiatives. Additionally, the City disseminates information concerning lead-based paint awareness and educational resources to property owners, landlords, and tenants.

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

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

The City of DeKalb is committed to providing supportive services to low- to moderate-income families as a primary goal. To reduce poverty, the City supports organizations that serve these families, including those living below the poverty line. Key partners include Hope Haven, Elder Care Services, Children’s Learning Center, Safe Passage, and Voluntary Action Center. These collaborations are funded through Public Services CDBG funds and approximately thirty other non-profit agencies supported by the Human Services Fund, which the City allocates annually to enhance affordable housing opportunities.

Furthermore, the City will continue to support these specific initiatives. The City will maintain its coordination of social services, job training, and housing programs through the regional Continuum of Care, Northern Illinois Homeless Coalition.

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

The City of DeKalb is dedicated to developing affordable housing for its low- and moderate-income residents. The City maintains a collaborative relationship with the Housing Authority of the County of DeKalb to ensure that safe, decent, and affordable housing remains a fundamental objective within the community.

The City employs Community Development Block Grant (CDBG) funds to support the Owner-Occupied Housing Rehabilitation Program, which aids low-income residents in maintaining their homes. Additionally, the City actively collaborates with the Northern Illinois Homeless Coalition and the local homeless shelter, Hope Haven, to facilitate services that effectively transition individuals experiencing homelessness into permanent housing.

The City allocates CDBG Public Service funds and its Human Service Funding to support agencies that provide essential services to empower individuals, promote economic independence, and enhance self-sufficiency.

Moreover, the City is focused on economic development initiatives that aim to elevate the standard of living in low—to moderate-income census tracts. These initiatives are designed to mitigate generational poverty and improve the overall quality of life for DeKalb residents.

The City allocates CDBG Public Service funds and its Human Service Funding to support agencies that provide essential services aimed at empowering individuals, promoting economic independence, and enhancing self-sufficiency.

Moreover, the City is focused on economic development initiatives that aim to elevate the standard of living in low- to moderate-income census tracts. These initiatives are designed to mitigate generational poverty and improve the overall quality of living for residents of DeKalb.

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

Public Service subrecipients must engage in an annual Request for Proposal (RFP) process encompassing several key components. This includes submitting an updated list of board members, completing comprehensive annual audits, and demonstrating valid 501(c)(3) status. Subrecipients must also illustrate staff competency in delivering essential services and provide evidence of their agency's capability to fulfill the requirements outlined in the RFP. Furthermore, grant recipients must submit detailed quarterly reports that outline all activities undertaken to support the strategic mission and objectives of the Consolidated Plan, along with demographic data concerning the individuals served during the reporting period.

All participating contractors must register for the Owner-Occupied Residential Rehabilitation Program with the City. The City prioritizes local businesses to ensure that investments in affordable housing benefit the local economy. Additionally, the City actively encourages women—and minority-owned businesses to participate in bidding for City contracts, fostering diversity in the procurement process.

Expected Resources

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

Introduction

The City of DeKalb receives Community Development Block Grant (CDBG) Entitlement funding, a federal program designed to support the development of viable urban communities. The funding is overseen by the City of DeKalb's Community Services Coordinator, who is responsible for ensuring that the allocated funds are used effectively to meet the community's needs.

For the 2025 Fiscal Year, the City of DeKalb **anticipates** \$352,977 in CDBG funds. These funds will be utilized for various projects to improve housing, provide public services, and enhance residents' overall quality of life, particularly those in low- and moderate-income areas. The City is committed to using this funding transparently and responsibly, engaging with the community to identify priorities and maximize the impact of

these resources.

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	352,977.00	0.00	0.00	352,977.00	1,244,021.00	Prior years, resources represented public facilities funds obligated to implement infrastructure improvements on the city's southeast side.

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

The City of DeKalb will adopt a strategic approach to utilize both public and private funding sources to implement the activities outlined in this plan. During the Consolidated Plan period from 2025 to 2029, the City will research and pursue additional funding opportunities that align with its established goals.

DeKalb will leverage various financial resources, including state and local funds, and explore potential partnerships with the private sector and philanthropic entities. This comprehensive approach will include careful analysis of funding options that correspond with the specific objectives of the Consolidated Plan.

The City will allocate resources from its General Fund, Tax Increment Financing (TIF) funds, and other municipal funds to meet matching requirements and support projects that address the community's identified needs. Furthermore, DeKalb will collaborate with community partners, such as non-profit organizations and local businesses, to effectively leverage available funding sources and enhance capacity-building efforts. This collaboration aims to maximize the impact of initiatives and ensure that residents' needs are met sustainably.

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 of DeKalb will not use any publicly owned land within the jurisdiction to address the needs of the Consolidated Plan.

Discussion

The City of DeKalb attains its priority needs by strategically utilizing various funding sources, including the General Fund, Water Fund, Motor Fuel Tax (MFT) Fund, and Tax Increment Financing (TIF) Funds. The Community Development Block Grant (CDBG) funds are specifically allocated to address urgent community needs via targeted programs emphasizing affordable housing, public facilities, and economic development for low- and moderate-income residents.

The City is dedicated to implementing initiatives from the Consolidated Plan, ensuring that investments from various funding sources are utilized effectively to provide the most significant benefit for the community. Furthermore, the City will actively seek additional grant opportunities to further enhance its capacity to effectively meet the community's needs.

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	2025	2026	Affordable Housing	City Wide Annie Glidden North	Affordable Housing	CDBG: \$17,649.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Households Assisted
2	Public Services Programs	2025	2026	Non-Housing Community Development	City Wide Annie Glidden North	Increase Access to Public Services	CDBG: \$52,947.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Public Facilities	2025	2026	Non-Housing Community Development	City Wide Annie Glidden North	Non-Housing Community Development/Public Improvement	CDBG: \$211,786.00	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration/Planning	2025	2026	Administration	City Wide Annie Glidden North	Affordable Housing Non-Housing Community Development/Public Improvement Increase Access to Public Services Affirmatively Furthering Fair Housing Homelessness	CDBG: \$70,595.00	Other: 100 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City estimates that 3 homes will qualify to receive funding for rehabilitation efforts in 2025. This Loan-to-Grant Program aims to assist homeowners in improving their properties, enhancing both safety and livability. The funding will cover a variety of essential repairs, including structural improvements, plumbing and electrical upgrades, accessibility modifications, and roof and insulation work. Homeowners interested in participating must meet specific eligibility criteria and submit an application detailing their rehabilitation needs. Through this initiative, the city is committed to supporting its residents by promoting safe and attractive neighborhoods.

2	Goal Name	Public Services Programs
	Goal Description	<p>The Public Services Program is committed to supporting individuals and families in need by offering various essential services. These include mental healthcare, food assistance, affordable housing, and support for domestic violence victims.</p> <p>The program also provides transportation services to help individuals access important appointments and job opportunities and facilitates healthcare access for better overall health. Additionally, educational programs, such as workshops and job training, empower individuals to enhance their skills and improve their economic prospects.</p> <p>Overall, the program aims to improve the quality of life for vulnerable populations and ensure everyone has the opportunity to succeed in their community.</p>
3	Goal Name	Public Facilities
	Goal Description	<p>The Public Facilities Program is a significant initiative that enhances community quality of life through federal funding. It provides grants for constructing, rehabilitating, or acquiring essential public facilities, primarily benefiting low- and moderate-income residents.</p> <p>This program promotes inclusive development by addressing the needs of underserved populations, improving access to vital resources, and repairing deteriorating streets and sidewalks for greater public safety. Additionally, it emphasizes the creation of ADA-accessible crossings to ensure mobility for individuals with disabilities. The Public Facilities Program is instrumental in fostering more equitable and sustainable communities.</p>
4	Goal Name	Administration/Planning
	Goal Description	<p>Develop a streamlined administrative framework for planning, implementing, and managing the Community Development Block Grant (CDBG) program. This framework should include guidelines for project selection, funding allocation, and performance assessment, while also integrating strategies for other housing, community development, and homelessness initiatives. Emphasize collaboration with local stakeholders and establish clear reporting and evaluation processes to measure effectiveness.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

The table below outlines projects planned for the 2024-2025 program year, with additional details provided in AP-38. The City of DeKalb is committed to enhancing the well-being of its residents, particularly those with low—and moderate incomes, by implementing a series of targeted activities over the next year. All planned projects for the Program Year are detailed below.

Projects

#	Project Name
1	2025 Administration/Planning
2	2025 Public Services
3	2025 Owner Occupied Housing Program
4	2025 Public Facilities/Improvements

Table 56 – Project Information

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

The selected projects aim to address specific needs within the community using available resources. Limited financial resources are a significant challenge in meeting the City's underserved needs. DeKalb will estimate funding allocations for the Consolidated Plan period by considering the final allocation amount, the priorities outlined in the PY2025-2029 Consolidated Plan, community input, and requests from local social service providers, as well as insights from the City Manager, Mayor, and City Council.

The City recognizes that low- and moderate-income individuals face critical needs supported by Community Development Block Grant (CDBG) funds. These needs include affordable housing access, services for homeless and at-risk populations, improved public services, and community development initiatives.

To prioritize grant allocations, the City ensures that all proposed projects will:

- Benefit low- and moderate-income residents. - Encourage collaboration among local organizations.
- Address urgent issues based on community feedback.
- Comply with federal guidelines to optimize funding.

By aligning projects with these needs and priorities, the City aims to create a lasting positive impact on the community.

AP-38 Project Summary
Project Summary Information

1	Project Name	2025 Administration/Planning
	Target Area	City Wide Annie Glidden North
	Goals Supported	Administration/Planning
	Needs Addressed	Affordable Housing Non-Housing Community Development/Public Improvement Increase Access to Public Services Affirmatively Furthering Fair Housing Homelessness
	Funding	CDBG: \$70,595.00
	Description	The funding is necessary to ensure comprehensive planning, effective management, monitoring, and oversight of all Community Development Block Grant (CDBG) programs and projects. This funding will facilitate the development of strategic plans, enable the coordination of various project activities, ensure compliance with federal regulations, and provide the necessary resources for ongoing evaluation and reporting. Investing in these areas can enhance the overall impact and success of the CDBG initiatives.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Funding is essential to facilitate the planning, management, monitoring, and oversight of all Community Development Block Grant (CDBG) programs. The effective administration of the CDBG program will benefit all residents of the City of DeKalb through various initiatives and projects.
	Location Description	The Community Services Coordinator provides a comprehensive range of assistance and services designed to support all residents and businesses throughout the city. This includes guidance on community resources, outreach programs, and connectivity to local support networks, ensuring that every individual and organization has access to the necessary tools and information for engagement and growth within the community.

	Planned Activities	<p>The administration of the Community Development Block Grant (CDBG) Program is responsible for providing staff support for various activities. This includes planning, management, monitoring, and oversight of all projects and activities specified in the funding Plan. The Community Service Coordinator ensures that each initiative aligns with established goals and compliance requirements.</p> <p>In addition to these responsibilities, the administration strongly emphasizes community outreach and education. This involves actively engaging with the community to raise awareness about the programs and services available through CDBG funding. Through networking events, attending ward meetings, community outreach, and collaboration with local organizations, the administration seeks to empower residents with the knowledge they need to access and benefit from these resources effectively.</p>
2	Project Name	2025 Public Services
	Target Area	City Wide Annie Glidden North
	Goals Supported	Public Services Programs
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$52,946.00
	Description	The Public Services Program aims to provide essential support for homeless individuals, including adults, families with children, and victims of domestic violence. It offers emergency shelter to ensure immediate safety and works towards transitional and permanent housing solutions tailored to individual needs. The program provides housing and supports vulnerable populations with special needs by providing employment assistance, counseling, and health resources. This comprehensive approach addresses housing and non-housing needs to promote stability and improve the quality of life for low—to moderate-income residents.
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 500 residents of the City of DeKalb will benefit from the Public Services Program.
	Location Description	The program will be facilitated within the corporate city limits of DeKalb, IL

	Planned Activities	<p>The HUD's Community Development Block Grant (CDBG) Public Services Program offers several benefits, including:</p> <ul style="list-style-type: none"> • The program provides funding to various public service projects aimed at assisting low- and moderate-income individuals and families, which helps to improve their quality of life. CDBG funds will support a wide range of public services, such as job training, childcare, health and wellness programs, and support for the homeless, thereby addressing multiple community needs. • Funding through the CDBG program can help nonprofit organizations and community groups strengthen their capacity to deliver services and improve operational effectiveness. • The CDBG Public Services Program's core focus is supporting low—and moderate-income individuals and families. By prioritizing these demographics, the program aims to reduce inequalities and enhance access to vital services such as healthcare, housing assistance, and educational resources. This targeted funding helps mitigate the systemic barriers faced by marginalized communities. <p>In summary, HUD's CDBG Public Services Program is a critical tool for enhancing community development, addressing the needs of vulnerable populations, and fostering local economic growth. By providing flexible funding and promoting collaboration and engagement, the program plays a vital role in improving the living conditions and overall quality of life for individuals and families across diverse communities.</p>
3	Project Name	2025 Owner Occupied Housing Program
	Target Area	City Wide Annie Glidden North
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$17,648.00

Description	The Owner-Occupied Housing Rehabilitation Program provides financial assistance in the form of grants and/or loans to support low- to moderate-income homeowners residing in the City of DeKalb. This program aims to help these homeowners make essential safety-related repairs both inside and outside their homes. Eligible repairs may include addressing structural issues, updating electrical systems, improving plumbing, enhancing roofing, and ensuring compliance with local safety codes. The program is designed to promote safe and healthy living conditions by alleviating the financial burden of necessary home improvements. Homeowners interested in this program are encouraged to apply and take advantage of the resources available to maintain and improve their properties.
Target Date	3/31/2026
Estimate the number and type of families that will benefit from the proposed activities	The City of DeKalb anticipates that it will be able to assist three households during the Program Year 2025-2026, primarily due to a decrease in funding. Each household will receive a budget allocation of \$5,000 for repair projects. In addition to this base amount, there are provisions for extra funding that may cover a potential fourth project or provide additional resources if any individual project surpasses the initial \$5,000 limit. This structure aims to maximize the impact of available funds while addressing the repair needs of eligible households in the community.
Location Description	<p>The Owner-Occupied Housing Program offers financial assistance through grants and low-interest loans to low—and moderate-income (LMI) homeowners. The program aims to help eligible participants make essential safety repairs to their homes' exterior and interior.</p> <p>These repairs may include addressing issues such as faulty plumbing, electrical problems, roofing damages, and other critical safety hazards that could compromise residents' well-being. By providing this financial support, the program aims to improve living conditions, enhance property values, and ensure that homes remain safe and accessible for needy families.</p>

	Planned Activities	<p>The program is designed to assist with basic home repairs, which include:</p> <ul style="list-style-type: none"> • Roof replacement, along with new gutters and downspouts if necessary. • Replacement of water heaters and furnaces. • Repair or replacement of damaged sewer laterals or incoming water lines. • Minor plumbing and electrical maintenance • Window replacement to improve energy efficiency in owner-occupied single-family homes or residential duplexes where the owner lives in one of the units. <p>Additionally, the program offers modifications to enhance accessibility in both owner-occupied and rental units. It also assists in replacing the owner's portion of lead water service lines when the water department is making improvements in residential areas.</p>
4	Project Name	2025 Public Facilities/Improvements
	Target Area	City Wide Annie Glidden North
	Goals Supported	Public Facilities
	Needs Addressed	Non-Housing Community Development/Public Improvement
	Funding	CDBG: \$211,788.00
	Description	<p>The allocated funding will facilitate the acquisition, construction, redevelopment, and installation of vital public facilities and enhancements within low-to-moderate income (LMI) residential areas of the City of DeKalb. The primary objective of this initiative is to promote the long-term viability and resilience of these communities while enhancing accessibility for all residents. This initiative will specifically address the replacement of deteriorating curbs that currently present safety challenges. Additionally, the project will incorporate the installation of Americans with Disabilities Act (ADA)-compliant surfaces on crosswalks within the southeastern quadrant of the city, more specifically in the Kings East Addition of the city. These improvements are intended to foster an inclusive environment, ensuring that all individuals, including those with disabilities, can navigate their neighborhoods safely and effectively. Through these efforts, the initiative seeks to bolster community engagement and enhance the overall quality of life for residents in these areas.</p>

Target Date	3/31/2026
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that with the improvements planned minimally 2500 residents will benefit from the planned activities.
Location Description	<p>The City intends to allocate a portion of the funds towards a resurfacing project that will address the pressing need for repairs on deteriorated streets, curbs, and ADA-compliant surfaces within the Kings East Addition neighborhood. This initiative aims to enhance both safety and accessibility for all residents. In addition to the improvements in Kings East Addition, similar repairs will be undertaken across various locations within the City of DeKalb to ensure a cohesive and well-maintained urban infrastructure.</p> <p>Any remaining funds will be carefully assessed and allocated to additional projects as specific needs are identified over time, allowing the City to remain responsive to the community's evolving requirements.</p>
Planned Activities	<p>The City is allocating funds for a resurfacing project in the Kings East Addition neighborhood. There is an urgent need for repairs on streets, curbs, and ADA-compliant surfaces. This initiative aims to improve safety and accessibility for all residents.</p> <p>Additionally, similar repairs will be conducted in various locations throughout the City of DeKalb to maintain urban infrastructure.</p> <p>Any remaining funds will be carefully assessed for future projects as community needs evolve, allowing the City to respond effectively to changing requirements.</p>

AP-50 Geographic Distribution – 91.220(f)

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

The City of DeKalb receives Entitlement Program funds directly from the U.S. Department of Housing and Urban Development (HUD) to support community development initiatives. These resources are strategically allocated to neighborhoods with low- and moderate-income populations, often coinciding with areas of minority concentration.

The City relies on reputable data sources to identify these targeted areas, including the American Community Survey (ACS) and HUD's low and moderate-income summary data. Over the next five years, the City plans to utilize these funds exclusively within its geographical boundaries to enhance residents' living conditions and economic opportunities.

Additionally, the City has designated specific Community Development Block Grant (CDBG) target areas for focused investment during this Consolidated Plan period, aiming to promote sustainable development and improve these communities' overall quality of life.

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Geographic Distribution

Target Area	Percentage of Funds
City Wide	50
Annie Glidden North	50

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To create the most impactful changes, the City focuses its initiatives on low-income neighborhoods across the entire city. The overarching priorities and needs that have been identified include accessible public services, affordable housing options, and improved public facilities and infrastructure designed to support the City's extremely low-, low-, and moderate-income residents. The Community Development Block Grant (CDBG) funds aim to empower low and moderate-income (LMI) households by fostering vibrant and sustainable communities. This includes providing decent housing, creating suitable living environments, and enhancing economic opportunities for residents.

The range of eligible activities that can be funded through these grants encompasses a variety of projects, such as the development and improvement of community facilities, rehabilitation and preservation of housing, provision of public services, and support for planning and administrative

efforts. The system established to prioritize these projects is based on key criteria designed to ensure that funding is allocated effectively and that the community's needs are met.

- Meeting the statutory requirements of the CDBG Program.
- Meeting the needs of LMI residents.
- Focusing on LMI areas or neighborhoods.
- Responses to expressed needs.
- Sustainability and/or long-term impact.
- The ability to demonstrate measurable progress and success.

Public facility and infrastructure initiatives will be implemented in areas where the proportion of low- and moderate-income (LMI) individuals equals or exceeds 51%. Furthermore, Community Development Block Grant (CDBG) funds will be allocated to beneficiaries who meet the limited clientele criteria, including elderly individuals, persons with disabilities, and the homeless. Additional funding is anticipated to be directed toward supporting low- and moderate-income homeowners. Utilizing the quartile method, public facilities, and infrastructure activities will be strategically determined based on qualified census tracts.

Discussion

The City is committed to enhancing the well-being of its residents and addressing their diverse needs. To achieve the objectives of the Annie Glidden North Revitalization Plan, it will strategically allocate Community Development Block Grant (CDBG) funds. These funds will also improve streets, curbs, sidewalks, and ADA accessibility features in the Kings East Addition, strengthening the area's community resources and living conditions.

Furthermore, any remaining funds after the initial projects will be thoughtfully allocated to implement additional initiatives in the city's southeastern section and other neighborhoods within city limits. The goal is to ensure that all areas of the City benefit from revitalization efforts, fostering sustainable development and enhancing the quality of life for all residents.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of DeKalb's Community Development Block Grant (CDBG) program supports affordable housing opportunities. With few exceptions, CDBG regulations do not allow funds to be used for housing construction. However, an effective strategy for the City's CDBG investments has been to support partner agencies, such as Hope Haven and Safe Passage, that provide emergency shelter and supportive housing programs. These activities will be strategically pursued throughout the Annual Action Plan and Consolidated Plan planning periods.

The City actively supports local social service agencies that assist residents. DeKalb County is fortunate to have numerous agencies that play a crucial role in addressing the needs of lower-income residents. The City collaborates directly with Habitat for Humanity through the Human Services Fund grant designed to support affordable housing. Additionally, the City works with the Housing Authority of DeKalb County and Hope Haven to address public housing and homelessness.

The City of DeKalb also implements code enforcement measures, cares for foreclosed properties, and raises public awareness about Fair Housing issues. Furthermore, the City offers financial and educational assistance through its various social service partners.

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	3
Acquisition of Existing Units	0
Total	3

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

The City of DeKalb receives funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program, which supports affordable

housing initiatives for low- to moderate-income homeowners.

The Consolidated Plan outlines various housing initiatives to be implemented through 2029. These initiatives aim to provide safe and affordable housing for homeless individuals, non-homeless residents, and those with special needs. A key element is the housing rehabilitation program, designed to assist low—and moderate-income residents in DeKalb and enable them to age comfortably in their homes.

Additionally, the City of DeKalb is partnering with Habitat for Humanity of DeKalb County to support owner-occupants of single-family homes using funds from the Illinois Housing Development Authority (IHDA) and CDBG funds designated to the City of DeKalb. This collaboration seeks to assist four more homeowners within the city limits, contributing to the overall development and stability of the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of DeKalb (HACD) has been serving DeKalb County since 1946 by providing affordable housing rental assistance programs to income-eligible residents. Currently, HACD operates a Project-Based Rental Assistance (PBRA) program with 6 units and a Low-Income Public Housing (LIPH) program with 179 units; these properties are distributed across three sites in the city limits.

Additionally, HACD runs a Housing Choice Voucher (HCV) program that serves 435 families and a Veterans Affairs Supportive Housing (VASH) program that assists up to 10 veteran families in the City of DeKalb. The Shelter Plus Care Program includes 12 Single Room Occupancy units, 12 units designated for chronically homeless individuals with severe mental health issues, 26 single units for chronically homeless individuals, and 10 Shelter Plus Care Housing Choice Vouchers within the city limits of DeKalb.

As of November 15, 2024, 30 families were in the Low-Income Public Housing (LIPH) family sites, and 149 individuals were in a mixed-population building with 149 one-bedroom units in the City of DeKalb. The Housing Choice Voucher program has served 435 families, while 10 veteran families have benefited from the Veterans Affairs Supportive Housing (VASH) program. The Housing Authority of the City of DeKalb (HACD) manages approximately \$9 million in rental assistance for the community.

The LIPH waiting list currently has 3,916 applicants for various bedroom sizes and is open to those with two or more local preferences. The Housing Choice Voucher waiting list includes 3,120 applicants and is available for individuals whose head of household or spouse has a verifiable disability or is 62 years or older.

The average income for residents in all programs is at or below 30% of the Area Median Income (AMI). HACD's funding comes from the U.S. Department of Housing and Urban Development (HUD) through the LIPH Operating Subsidy, Project-Based Voucher (PBV) Housing Assistance Payments, and Section 8 Housing Assistance funding.

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

The local housing authority manages exceptionally well-maintained properties, reflecting a strong commitment to quality housing. In 2024, the Housing Authority of the County DeKalb (HACD) will implement important upgrades at the 150-unit, one-bedroom high-rise Taylor Street Plaza, including replacing the Air-Cooled Condensing Unit (ACCU) to improve air quality and elevator operation.

Year 4 of HACD's Capital Fund Program includes plans for plumbing modernization, new appliances, ceiling fans in each unit's main room, and security camera upgrades at Taylor Street Plaza. HACD's family housing sites, Lewis Court and Garden Estates will also receive enhancements, such as appliance replacements, a storage garage for HACD equipment, asbestos abatement, fresh paint, and ceiling fans

in living rooms.

These projects aim to keep housing units affordable, ensuring that current and future residents can access safe, comfortable housing for low-income clients.

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

The Housing Authority of DeKalb County Board consists of five members, including one resident. The county board makes appointments to the board. The Housing Authority of DeKalb County (HACD) strongly encourages resident participation in providing input on its management policies and operating procedures. HACD's Resident Council holds periodic meetings, and a Resident Advisory Board is convened annually to serve as a forum for coordination between residents and HACD staff. This board discusses policy changes as well as current and future modernization activities.

The Resident Advisory Board (RAB) 's responsibilities include assisting HACD in compiling the Annual and Five-Year Plans, advocating for and applying for resources to serve residents, and providing input to the HACD Board of Commissioners regarding various operational aspects of residents.

The Resident Advisory Board aims to reflect and represent the Authority's diverse population. HACD invites residents from its housing-assisted developments, Housing Choice Voucher programs, and resident services programs to serve on the RAB, with a focus on including representatives from various races and ethnicities, special populations (such as the elderly and disabled), and other specific programs.

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 designated a **High Performer** by the U.S. Department of Housing and Urban Development (HUD). Its properties consistently exhibit exceptional quality, reflected in its high ratings on Real Estate Assessment Center (REAC) inspections. Furthermore, its annual audits yield an unqualified opinion, regarded as a strong indicator of financial integrity and operational effectiveness.

Discussion

The City of DeKalb is actively collaborating with the Housing Authority of the County of DeKalb to develop and implement future initiatives focused on housing needs within the community. These initiatives will include a comprehensive, affordable housing study to assess the current housing landscape, identify gaps in availability, and propose actionable solutions to enhance housing options for residents. Additionally, the partnership will work towards affirmatively furthering fair housing by ensuring equitable access to housing resources and addressing any possible disparities. These initiatives are in the pre-planning phase, allowing for thorough research and community engagement to inform

their development.

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

Introduction

This section outlines the one-year goals and activities for the City of DeKalb to address the needs of homeless individuals and special needs populations.

Hope Haven of DeKalb County primarily provides transitional and permanent supportive housing. It is the only homeless shelter in the region, offering essential accommodations and support services to individuals and families experiencing homelessness.

Local agencies like the Family Service Agency and Elder Care Services collaborate to support vulnerable populations. The Family Service Agency provides community action programs for low-income residents, while Elder Care Services focuses on the elderly, ensuring they receive necessary assistance. Safe Passage is dedicated to serving victims of domestic violence and sexual assault, offering crisis intervention and comprehensive services, including life skills and employment training. These efforts empower individuals on their path to stability.

To eliminate homelessness, the City of DeKalb has forged partnerships with various social service organizations to enhance support networks and improve service effectiveness. Hope Haven remains the primary facility for the homeless, providing essential resources for their transition to stable housing and improved quality of life. By continually evaluating these needs, the City of DeKalb strives to create a more inclusive community for all residents.

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

Outreach efforts to assist homeless individuals are primarily carried out by dedicated case managers and staff at local shelters. Throughout the upcoming year, the City of DeKalb plans to strengthen and expand its outreach initiatives through a collaborative approach with several key community organizations, including Hope Haven, Safe Passage, and the Unitarian Universalist Fellowship of DeKalb.

Hope Haven and Safe Passage are vital service providers that offer not only shelter but also a range of supportive services designed to address the diverse needs of homeless individuals. The Unitarian Universalist Fellowship of DeKalb also contributes by operating an overnight warming center that provides a safe and welcoming environment for those in need during cold weather conditions from January through March. This center ensures that individuals experiencing homelessness have access to a warm place to sleep and the essential resources they require, such as food, clothing, and hygiene

supplies.

These agencies regularly conduct needs assessments and engage in meaningful discussions with clients to better understand their unique situations and challenges. This feedback informs program development and helps ensure that services remain aligned with the real, evolving needs of the community. By fostering these collaborative relationships and implementing unified outreach missions, the City of DeKalb aims to create a more robust support system for homeless individuals, ultimately working towards long-term solutions and improving quality of life for all residents.

Dedicated case managers and staff at local shelters primarily carry out outreach efforts to assist homeless individuals. Throughout the upcoming year, the City of DeKalb plans to strengthen and expand its outreach initiatives through a collaborative approach with several key community organizations, including Hope Haven, Safe Passage, and the Unitarian Universalist Fellowship of DeKalb.

Hope Haven and Safe Passage are vital service providers that offer shelter, and a range of supportive services designed to address the diverse needs of homeless individuals. The Unitarian Universalist Fellowship of DeKalb also contributes by operating an overnight warming center that provides a safe and welcoming environment for those in need during cold weather conditions from January through March. This center ensures that individuals experiencing homelessness have access to a warm place to sleep and the essential resources they require, such as food, clothing, and hygiene supplies.

These agencies regularly conduct needs assessments and engage in meaningful discussions with clients to better understand their unique situations and challenges. This feedback informs program development and helps ensure that services remain aligned with the community's real, evolving needs. By fostering these collaborative relationships and implementing unified outreach missions, the City of DeKalb aims to create a more robust support system for individuals facing homelessness, ultimately working towards long-term solutions and improving the quality of life for all residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

Hope Haven provides transitional housing in partnership with the Housing Authority of the County of DeKalb. Funding is being allocated to both Hope Haven and Safe Passage to offer essential services and prevent homelessness. The City will continue to support organizations that meet the emergency shelter and transitional housing needs of individuals experiencing homelessness.

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 City of DeKalb remains dedicated to supporting local organizations in their efforts to minimize the duration of homelessness experienced by individuals and families, including chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth. In collaboration with service providers and emergency housing organizations, the City addresses immediate shelter needs and provides wrap-around services.

The primary objectives are facilitating swift access to permanent housing, enhancing self-sufficiency, and ensuring stable housing retention. Although there is a recognized imperative to break the cycle of homelessness, limitations in resources and capacity, coupled with the relatively small population experiencing homelessness, constrain the potential for broader initiatives, thereby necessitating a focus on pressing health and safety concerns.

Hope Haven operates with 64 beds and typically functions at full capacity. The organization implements a no-turn-away policy to ensure needy individuals receive assistance in extreme cold or heat cases. The Unitarian Universalist Fellowship of DeKalb actively contributes to the community by operating an overnight warming center from January through March. This center offers a secure and supportive environment for individuals in need during periods of severe cold. It ensures that those experiencing homelessness have access to a warm place to sleep and essential resources such as food, clothing, and hygiene supplies.

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.

Hope Haven is the sole homeless shelter in DeKalb County. It is dedicated to addressing the many needs of individuals experiencing homelessness through a variety of comprehensive programs. The organization is committed to providing wrap-around services designed to facilitate the achievement of stability and self-sufficiency among its clients.

A central component of Hope Haven's offerings includes professional counseling, where qualified staff work with individuals to confront emotional and psychological challenges that may contribute to their homelessness. Additionally, the shelter supports securing long-term housing by connecting clients with the community's relevant resources and housing options. Hope Haven also emphasizes the importance of education by offering access to educational resources and support, thereby empowering individuals to enhance their skills and increase their employability. For clients requiring mental health services, the shelter features an on-site psychiatrist who delivers mental health care to address specific client needs. The organization prioritizes healthcare access, ensuring that individuals receive essential medical

attention and support for overall well-being. This strategy aims to disrupt the cycle of homelessness by addressing immediate and long-term needs.

Additionally, Hope Haven provides permanent supportive housing specifically designed for chronically homeless individuals. This program caters to those who have encountered challenges in traditional housing settings, offering specialized support to assist them in maintaining stable housing over time.

Hope Haven administers a Rapid Re-Housing Program that swiftly transitions individuals and families out of homelessness into stable living arrangements. This initiative provides temporary financial assistance and supportive services to help participants secure permanent housing expeditiously. Hope Haven plays an integral role in the DeKalb County community through its various programs, actively working to combat homelessness and support those in need.

Discussion

The City of DeKalb benefits from a dedicated network of social service providers committed to assisting its most vulnerable populations, including individuals and families experiencing homelessness and victims of domestic violence.

These organizations collaborate with the City to establish a comprehensive support framework that ensures essential services, such as emergency shelter, food assistance, counseling, and long-term housing solutions, are accessible. Additionally, they implement preventive measures, including financial aid, job training, and mental health services.

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

Introduction:

The City's homeless strategy is collaborative and addresses the essential needs of homeless individuals and other special needs populations. A top priority is to educate the public about the importance of affordable housing opportunities throughout the City. The goal is to facilitate a quick transition for those experiencing homelessness into permanent housing while providing a variety of intervention options tailored to different needs.

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

The City of DeKalb is discussing a joint analysis of obstacles to fair housing choice (AI) and an in-depth affordable housing study with the Housing Authority of DeKalb County. This initiative seeks to comprehensively identify the barriers that hinder residents' access to fair housing and recommend necessary zoning changes to enhance the availability and quality of affordable housing options throughout the city.

While the following factors are not exhaustive, they highlight significant obstacles to affordable housing in DeKalb. The principal challenges arise from non-governmental barriers, primarily from the high costs associated with land acquisition, construction, and material costs, rather than from public policies.

A detailed Strategic Plan, which encompasses specific goals and policies related to affordable housing, outlines DeKalb's capacity to address these persistent issues effectively. The City has implemented stringent building codes for all new housing developments to maintain a high safety standard for its residents. Although these codes may lead to elevated construction costs—which can deter affordable housing development, they represent just one of many factors affecting the availability of affordable housing and influencing residential investment in the region.

About 60% of the City's housing stock currently consists of rental properties, with 14% designated as subsidized housing to assist low-income residents. Within the community, some residents have expressed concerns that there may be an oversupply of rental units. Additionally, a recent decline in student enrollment at Northern Illinois University (NIU) has increased vacancy rates in rental properties, leading landlords to worry about the construction of new rental units and the potential for further market saturation.

A significant concern within the community has been regarding a large subsidized privately-owned property that contains 534 units. This particular property has encountered serious challenges related to violence and criminal activity incidents, which have negatively impacted its reputation. However, concerted efforts have been made to address these issues, including increased police presence,

comprehensive rehabilitation initiatives to improve living conditions, and the introduction of new management to oversee the property. These measures have gradually contributed to a positive shift in the community's perception of this housing option.

Despite census data indicating a substantial number of low-income housing units available in DeKalb, there remains to be a widespread misconception that subsidized housing is overly abundant in the area. This misperception has fueled public sentiment that opposes the creation of additional affordable housing, even in light of the existing and pressing demand for such options within the community. The city is working to navigate these complexities to a positive environment to provide safe, decent, and affordable housing availability for all residents.

Discussion:

The City recognizes the vital role of affordable housing in creating a stable and thriving community. It is committed to preserving and enhancing its current stock of affordable housing. This commitment reflects the understanding that access to safe, decent, and affordable housing is a fundamental right for all residents. The City supports this initiative through the Owner-Occupied Housing Rehabilitation Program, which provides resources and financial assistance to homeowners seeking to rehabilitate their single-family homes. This program is crucial in ensuring affordable housing remains accessible to low- to moderate-income individuals and families.

Moreover, the City is dedicated to cultivating a community that values diversity and inclusivity. It upholds dignity, equity, and respect for all individuals as central to its mission. The City will actively partner with community organizations, stakeholders, and residents to realize this vision. These collaborations aim to facilitate meaningful dialogue and develop strategic plans that support the overarching goal of creating an inclusive environment where all individuals feel valued and have the opportunity to thrive.

AP-85 Other Actions – 91.220(k)

Introduction:

The City is currently confronted with the ongoing challenge of adequately addressing community needs within the constraints of its available resources. In response to this challenge, the city actively seeks opportunities to establish partnerships and enhance cooperative efforts with local agencies and organizations, thereby maximizing and leveraging its financial resources.

The City is committed to promoting community-based initiatives that specifically address identified needs. The U.S. Department of Housing and Urban Development (HUD) permits Entitlement Communities to allocate 15 percent of the Community Development Block Grant (CDBG) Entitlement Grant to public services that support non-profit and social service agencies. Annually, the city invests this allocation to fund community services that meet its residents' requirements.

Furthermore, the City provides the Human Services Funding Grant to support services for individuals residing within the city limits of DeKalb. City staff oversees these programs to ensure that the allocated funds are utilized effectively to meet the underserved needs of low—to moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

The City is committed to working closely with community leaders, stakeholders, and local nonprofit organizations to identify and eliminate barriers that hinder access to essential services for underserved populations. This collaborative effort ensures that all community members can access the necessary resources.

To achieve this, the City will coordinate and streamline the activities of various nonprofit agencies, allowing for a more effective delivery of social services. This includes organizing regular meetings and workshops where these agencies can share best practices, resources, and strategies for meeting local needs. Furthermore, the City will lead in disseminating timely news and information to inform the community about available services and programs.

In addition to these initiatives, the City is dedicated to promoting fair housing practices. The Community Services Coordinator will regularly review and update all educational materials related to fair housing to ensure they remain current and adhere to the Affirmatively Furthering Fair Housing Final Rule requirements. This proactive approach will educate the community, empower individuals to understand their rights, and advocate for equitable housing opportunities. Together, these efforts will contribute to a more inclusive and supportive environment for all residents.

Actions planned to foster and maintain affordable housing

The City of DeKalb is dedicated to tackling the urgent need for more decent and affordable housing. To achieve this goal, the City will focus strongly on allocating and investing funds into various housing

programs that benefit residents.

To ensure the preservation of affordable housing, the City will continue its support for the Community Development Block Grant (CDBG) program. This program explicitly provides financial assistance for rehabilitating owner-occupied homes, helping homeowners maintain their properties and improve living conditions.

Moreover, recognizing the importance of equitable housing opportunities, the City is committed to promoting fair housing rights for all individuals. This includes advocating for equal access to housing regardless of race, color, religion, sex, national origin, familial status, or disability. To further this mission, the City will allocate funding for outreach and educational initiatives to increase awareness of the Fair Housing Act of 1968. These programs will inform residents about their rights and the resources available to help them access safe and affordable housing options.

Through these comprehensive efforts, the City of DeKalb aims to foster a more inclusive and supportive community for all its residents.

Actions planned to reduce lead-based paint hazards

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992, a federal law aimed at minimizing lead-based paint hazards in federally assisted housing. This law is particularly significant for the safety and health of residents in these properties, as lead exposure can lead to serious health issues, especially in young children.

In addition, the State of Illinois has specific regulations that require property owners to disclose any known information regarding lead-based paint hazards before selling or leasing homes built before 1978. This disclosure is crucial for ensuring potential buyers or renters are fully informed of any risks associated with lead-based paint in those properties.

Furthermore, the State has established comprehensive regulations designed to protect its residents from the dangers posed by lead-based paint. These regulations are integrated into various frameworks, including purchasing policies that guide housing transactions and code enforcement practices that ensure properties meet health and safety standards. By adhering to these laws, the City, County, and State work together to safeguard public health and promote safer living environments for all residents.

Actions planned to reduce the number of poverty-level families

The City plans to strategically allocate its Community Development Block Grant (CDBG) funds to address and reduce the number of families living below the poverty line. This approach ensures that initiatives to alleviate poverty are closely integrated with housing-related efforts and decision-making processes. By developing collaboration and ongoing communication between the City and a range of service providers, both those focused on housing and those addressing other community needs, the City aims to

create a comprehensive support system. This synergy will enhance the effectiveness of programs and services, ultimately helping to uplift families out of poverty and improve their overall living conditions.

Actions planned to develop institutional structure

The City recognizes the importance of effective coordination on projects involving other City departments and nonprofit organizations. This collaboration ensures the efficient use of resources and maximizes accomplishments. To address service gaps and improve institutional structure, the City will implement the following strategies:

- Reduce service gaps and expedite the delivery of housing and community development improvements to eligible individuals.
- Evaluate the procurement processes and guidelines for all rehabilitation and construction projects.
- Coordinate projects among City departments and support ongoing initiatives.
- Maintain strong working relationships with partners, focusing on providing suitable housing for low-income and very low-income individuals.
- Collaborate with and financially support local nonprofits operating in low—and moderate-income neighborhoods to develop affordable housing for the elderly, veterans, and other special-needs populations.

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

The City will actively collaborate with a diverse range of public, private, faith-based, and community organizations to identify the needs of its citizens. By maintaining this partnership with the Northern Illinois Homeless Coalition/Continuum of Care (CoC) and the community, the City aims to enhance the efficiency of public service agencies, ultimately improving the quality of life for all residents of DeKalb.

Discussion:

The City is dedicated to effectively addressing the diverse needs of its residents. The Community Services Coordinator engages in active networking and collaboration with various local organizations and service providers to achieve this goal. This approach ensures comprehensive resource coordination, fostering optimal outcomes for individuals and families facing challenges.

In addition to current efforts, the staff is committed to exploring and identifying alternative funding sources for programs and services. This proactive strategy aims to secure financial support for initiatives addressing unmet needs, particularly those not covered by Community Development Block Grant (CDBG) funding. By seeking diverse funding opportunities, the City strives to enhance the quality of life for its most vulnerable populations.

Program Specific Requirements

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

Introduction:

The Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1) outlines the projects planned for the year, which are funded entirely with CDBG funds. The projects are detailed in the Projects Table. Additionally, this document identifies the program income available for use and included in the planned projects.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

The Projects Table identifies projects planned with all CDBG funds expected to be available during the year. The following identifies program income that is available for use and 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 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 low- and moderate-income persons. Overall Benefit - A consecutive period of one, two or three years may 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.	80.00%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City receives no income or funding from the previously mentioned resources. A look-back period was implemented to determine the overall benefit of the Community Development Block Grant (CDBG) funds. This analysis resulted in an estimated benefit of 80% of the CDBG funds. These funds are specifically designated to support and enhance target populations' well-being over four years, from 2025 to 2029. The allocation will focus on addressing the needs and challenges faced by these communities, ensuring that the financial resources effectively contribute to their development and improvement.

Appendix - Alternate/Local Data Sources

1	Data Source Name DeKalb Housing Information Project
	List the name of the organization or individual who originated the data set. Northern Illinois University Center for Governmental Studies
	Provide a brief summary of the data set. 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.
	What was the purpose for developing this data set? To have a comprehensive overview of the City of DeKalb that included both the City and University areas.
	Provide the year (and optionally month, or month and day) for when the data was collected. Originally produced in March 2013 with an update made in December 2014.

	<p>Briefly describe the methodology for the data collection.</p> <p>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.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The current City population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The survey included, at a minimum, sidewalk inspections of every single residential structure in the City of DeKalb.</p>
2	<p>Data Source Name</p> <p>CDBG Community Needs Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The City of DeKalb created and distributed a Community Needs Survey to solicit resident input on the future priorities and uses of CDBG funds.</p>
	<p>Provide a brief summary of the data set.</p> <p>Respondents were asked to rank various categories of projects and services to identify priority needs within the City.</p>
	<p>What was the purpose for developing this data set?</p> <p>The City developed a survey to increase resident input on the future uses of CDBG funds.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The survey was distributed during the months of October and November of 2019 to give residents ample opportunity to respond.</p>
	<p>Briefly describe the methodology for the data collection.</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 agency clientele to respond.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The survey was available to the general population of the City.</p>

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</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>
3	<p>Data Source Name</p> <p>Fair Housing Survey</p> <p>List the name of the organization or individual who originated the data set.</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>Provide a brief summary of the data set.</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 about 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>What was the purpose for developing this data set?</p> <p>The City and the HA were interested in hearing about residents' experiences related to Fair Housing. The information obtained will be used as part of an update to the analysis of impediments to fair housing for the community.</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The survey was available to residents from mid-July to mid-September of 2019.</p> <p>Briefly describe the methodology for the data collection.</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 outlets and via links on the City and HA websites, 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>Describe the total population from which the sample was taken.</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>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</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 did 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>Data Source Name</p> <p>Annie Glidden North Revitalization Plan</p> <p>List the name of the organization or individual who originated the data set.</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 were to create a plan to revitalize the area and improve the neighborhood's living conditions and overall vitality. 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>Provide a brief summary of the data set.</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 2014 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 impact 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>What was the purpose for developing this data set?</p> <p>The information was assembled to address the issues that have arisen in AGN neighborhood. This came from 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 of 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 stronger integration of this neighborhood with the rest of the community.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data collected is specific to the needs of the AGN neighborhood.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</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>What is the status of the data set (complete, in progress, or planned)?</p> <p>This data set is complete</p>
5	<p>Data Source Name</p> <p>DeKalb County Thriving! CEDS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The CEDS Plan was created by a partnership between the DeKalb County Economic Development Corporation (DCEDC), various businesses, and local government units. The Northern Illinois University Center for Governmental Studies provided research, guidance, facilitation, and report preparation that resulted in the finished document.</p>
	<p>Provide a brief summary of the data set.</p> <p>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.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the study was to develop a strategic plan to drive economic development within the County.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive data was collected for DeKalb County, Illinois.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The CEDS is the Comprehensive Economic Development Strategy for DeKalb County for 2018 through 2023.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The plan is complete and in use at this time.</p>
6	<p>Data Source Name</p> <p>DCEDC Industry Hiring Practice Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>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.</p>
	<p>Provide a brief summary of the data set.</p> <p>The survey consisted of fifteen questions related to hiring practices and provided an area for comments.</p>
	<p>What was the purpose for developing this data set?</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>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The survey was active and available during the Summer of 2019.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>An online survey was sent to area businesses who were encouraged to participate.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The survey was available to all DeKalb County businesses.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>As noted above, respondents were businesses. Seventy-one responses were received.</p>
	<p>7</p> <p>Data Source Name</p> <p>DeKalb County Comprehensive Housing Needs Study</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>The Housing Authority of the County of DeKalb hired Thomas P. Miller & Associates to complete a comprehensive housing needs study for DeKalb County, Illinois.</p>
	<p>Provide a brief summary of the data set.</p> <p>The study provides information on potential housing demand within DeKalb County and includes county-wide and in some categories City-specific data on population characteristics, projected housing demand, projected housing growth, an analysis of the current housing stock, median rents, household incomes, and owner vs renter-occupied housing with information on housing gaps and projected needs.</p>
	<p>What was the purpose for developing this data set?</p> <p>The Housing Authority sponsored the study to understand how to best support new housing needs in the County, especially for low- to moderate-income households. The study attempts to identify specific housing needs to meet existing and future demand.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The administrative data covers DeKalb County; however, certain data points are specific to the City of DeKalb which is the largest population center in the County.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The study projects housing needs through 2035.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The study is complete.</p>