

RESOLUTION 11-04      Passed January 24, 2011

**APPROVING            THE            COMMUNITY  
DEVELOPMENT BLOCK GRANT ANNUAL  
ACTION PLAN FOR PROGRAM YEAR 18.**

**WHEREAS**, Annual Action Plan for Program Year 18 (April 1, 2011 through March 31, 2012) was forwarded to the City Council and made available to the public for review on December 10, 2010; and,

**WHEREAS**, a public hearing was held at a regular meeting of City Council on January 10, 2011; now,

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

**Section 1.** That the Community Development Block Grant Annual Action Plan for Program Year 18 (*April 1, 2011 through March 31, 2012*) is hereby approved by the City Council of the City of DeKalb, Illinois.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a regular meeting thereof held on the 24<sup>th</sup> day of January, 2011 and approved by me as Mayor on the same day. Passed by roll call vote: 7-0. Aye: Simpson, Teresinski, Verbic, Gallagher, Naylor, Baker, Kammes. Nay: None.

**ATTEST:**

  
STEVEN C KAPITAN, City Clerk

  
KRIS POVLSSEN, Mayor



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***COMMUNITY DEVELOPMENT BLOCK GRANT  
ANNUAL ACTION PLAN: YEAR 18  
EXECUTIVE SUMMARY***

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## **CDBG ANNUAL ACTION PLAN**

*The Executive Summary includes objectives and outcomes indentified in the Action Plan and an evaluation of past performance.*

This Annual Action Plan outlines the activities which will be undertaken during the program year beginning April 1, 2011 and ending March 31, 2012 using Federal funds granted to the City of DeKalb by the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Programs and activities described in this plan are intended to primarily benefit low-income and moderate-income residents of the City.

The Consolidated Plan: 2010–2014 for the City of DeKalb was adopted by the City Council on January 25, 2010. The Consolidated Plan provides the framework necessary to coordinate priorities for the use of CDBG funds and other funds for housing and other community development activities. Not all objectives identified in the Consolidated Plan will be addressed during a particular year. Also, not all projects necessary to reach goals identified as Consolidated Plan objectives will be undertaken by the City of DeKalb using CDBG funds. These objectives are community-wide (and in some cases county-wide) and will require coordination of partnerships with citizens, other governmental agencies, social service providers, financial institutions and other private entities.

### **PERFORMANCE AND OUTCOME MEASUREMENT**

The City of DeKalb Consolidated Plan: 2010-2014 was drafted based on a citizen input process that encouraged all residents and service providers to participate. A total of 15 objectives were identified in four priority areas. Each objective included 5-year and 1-year annual goals that are designed to meet the overall need. Based on the HUD Performance Measurement process, the City further assigned HUD Objectives and Outcomes for each of the activities to be funded through the CDBG grant and encourages all subgrantees to incorporate performance-based standards in their programs.

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

The City has identified the following priorities to be addressed during the program year and the specific objective and outcomes for those priorities:

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**Annual Objectives to Meet Priority Needs**

<b>Priority Needs</b>	<b>Goal – Proposed solutions</b>	<b>Local Objective # and Activity</b>	<b>Output – 1-year quantitatively measurable results</b>	<b>Outcome – qualitatively measureable results (HUD Objective/Outcome)</b>
<b>Housing Needs</b>	Create decent housing by effectively utilizing the existing housing stock	#1 - Housing rehabilitation	15 units	Improve the supply of affordable housing that is decant, safe and sanitary (DH-3)
	Improve Access to decent housing for persons with disabilities	#10 - Housing Rehabilitation	5 units	Increase the number of housing units available for persons with disabilities (DH-1)
	Increase Permanent Housing choices	#5 – FTHB Assistance	4 units	Provide affordable and decent housing
<b>Homeless Persons</b>	Create decent housing for homeless individuals and families	#6 - Emergency Shelter, Transitional Housing, Permanent Housing, Supportive Services	Assist 200 homeless individuals, 1500 homeless families and 250 victims of domestic violence and their families	<ul style="list-style-type: none"> <li>- Decrease the number of chronically homeless individuals, homeless individuals with a disability, and homeless adults and children</li> <li>- Decrease the number of homeless adults and children who are in emergency shelter</li> <li>- Decrease the number of chronically homeless and homeless individuals with disabilities who are in emergency shelter (DH-1)</li> </ul>
	Create decent housing for homeless individuals and families	#8 - Coordination of long-term housing assistance for homeless individuals and families	Explore development an additional 20 emergency shelter beds, 2 emergency housing units, 4 transitional housing units, aftercare	Decrease the number of homeless families, individuals who are unsheltered (DH-1)
<b>Special Needs Populations</b>	Create a suitable living environment for persons with special needs, low- and very low-income persons	#9 - Provide funding to agencies that provide supportive services	Assist 2750 persons	Increase the number of persons with special needs, low- and very low-income person who receive supportive services necessary to live independently (DH-3)
<b>Community Economic Development</b>	Create a suitable living environment in low/moderate – income neighborhoods	#12 - Neighborhood revitalization – housing acquisition	1 unit	Increase sustainability in neighborhoods through improved housing and infrastructure (SL-3)
		#12 – Neighborhood revitalization – lighting improvements	1 special project area	Continue revitalization of neighborhoods through lighting improvements

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A complete list of local objectives and priority areas identified in the Consolidated Plan are provided in the text of the Action Plan.

### **EVALUATION OF PAST PERFORMANCE**

The goals and objectives for the previous year are based on priority needs identified in the Five Year Consolidated Plan. The Five-Year Plan recognized four strategic areas that correspond to the HUD priority needs categories. More than a dozen projects were funded and the collective impact of these activities resulted in substantial improvements to the lives and neighborhoods of low/moderate-income residents of DeKalb.

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

- Down payment assistance for first time homebuyers
- Housing rehabilitation for low-income individuals and families
- Public services funding to ten agencies that provide a variety of programs to assist families and individuals of all ages
- Acquisition of flood prone properties to address neighborhood redevelopment
- Long-range planning to address homelessness

During the program year, measurable progress was made on 12 of the 15 objectives that are included in the Consolidated Plan: 2010-2014. The City is on target to meet the goals identified in the 5-year plan. A full evaluation of the performance standards, based on the City's Performance Measurement System, will be completed as a part of the Comprehensive Annual Performance Evaluation Report (CAPER) for Program Year 17. Subsequent CAPER evaluation will be based on the Consolidated Plan for 2010-2014.

### **CITIZEN PARTICIPATION AND THE CONSULTATION PROCESS**

The City of DeKalb seeks broad based participation in the planning process for the annual Action Plan. This citizen input is necessary to shape programs that will provide the greatest benefit to the largest number of individuals. Prior to submittal to HUD, a 30-day public review period of the Action Plan is provided. In addition, and as a result of previous citizen requests, the City provides additional time from the date of the Public Hearing until final submittal of the document to HUD. This extended time allows Council an opportunity to review all public comments, complete formal responses, and make Plan revisions if necessary.

During completion of the Action Plan, the City provided the following opportunities for public participation:

- Presentations at public meetings:
  - Public Notice of availability of the Action Plan at various public locations.
- Public Hearing
- Comment period and opportunity to make both written and verbal comments

The Citizen Participation Plan for this program year, including comments received during the 30-day public review, is incorporated as a separate section of the Action Plan.

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**PROGRAM ALLOCATION PROCESS**

The City of DeKalb worked with individuals, citizens’ committees, neighborhood groups, social service providers, providers of emergency shelter and assisted housing, and other interested parties to develop housing and community development programs. During preparation of the Action Plan, City Council considered the successes and failures of past programs. This input was used to make funding decisions.

City Council considered the need to reduce deterioration and improve revitalization of existing neighborhoods as factors in funding allocation. Two programs, housing rehabilitation of owner-occupied properties and creation of neighborhood redevelopment plans have been used to address these factors. Since 2000, the City Council has adopted six neighborhood redevelopment plans, completed three and begun implementation of the other three. During 2008 the City Council adopted the Stormwater Project Implementation Plan to address chronic issues associated with stormwater damage to properties. The first priority of the implementation plan is to reduce the negative impact on life and safety of owners and tenants of properties within the floodway and floodplain. During the Program Year the proposed activities to address these two neighborhood issues are acquisition of properties that experience repetitive water damage during flood events and owner-occupied housing rehabilitation. The City has budgeted approximately 45 percent of the CDBG program year allocation to these two projects.

**DESCRIPTION OF KEY ACTIVITIES FOR THE PROGRAM YEAR**

Activities to be funded during the program year and the proposed funding amounts are included in the following table. A brief description of each activity that includes objectives and outcomes, in accordance with HUD performance measures, and specific annual goals are provided in the Program Description.

**Proposed Activities and Funding Amounts**

<b>Activity</b>	<b>CDBG</b>	<b>RLF</b>	<b>Total</b>
Private Property Rehabilitation	\$ 40,000	\$ 2,000	\$ 42,000
First Time Home-Buyer Program	\$ 10,000		\$ 10,000
Public Facilities/Improvements	\$ 50,000		\$ 50,000
Public Services	\$ 67,627	0	\$ 67,627
Acquisition	\$ 215,497	0	\$ 215,497
Administration	\$ 67,727	0	\$ 67,727
<b>TOTAL</b>	<b>\$ 450,851</b>	<b>\$ 2,000</b>	<b>\$ 452,851</b>

Note: RLF is estimated recaptured funds for the program year, not a part of the Federal allocation.

**ACTIVITY DESCRIPTIONS**

**Private Property Rehabilitation:** This loan-to-grant program provides very low- and low-income property owners assistance with repairs such as roof replacement, electrical upgrades and heating improvements, and provides persons with disabilities with assistance to make accessible modifications to owner-occupied or rental units. Any recovered amount will be added to the Revolving Loan Fund to allow continuation of the program.

Program Year Goal - assist 15 very low/low-income families and 5 low/moderate-income households with at least one member who has a disability.

**First Time Home-Buyer Program:** This loan-to-grant program provides 2% down payment assistance for low to moderate-income first time buyers and will be coordinated with a program through Community Contacts. Community Contacts intends to purchase up to four foreclosed properties in need of

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rehabilitation, rehabilitate those properties and sell them as affordable housing units to qualified individuals identified in the City's First Time Home-Buyer Program.

Program Year Goal – assist 4 low/moderate-income families purchase an affordable first home.

**Public Facilities/Improvements:** Funds will be used for additional lighting needed in the designated special project area of Greek Row to help address ongoing safety concerns.

Program Year Goal – To add additional lighting to address safety concerns in the Greek Row Area.

**Public Services:** Public Services funds various projects and programs conducted by social service and nonprofit agencies to provide supportive services to very low-, low- and moderate-income persons, families, and persons with special needs that reside in the city of DeKalb. These services include in-home care, family stabilization, youth programs, supportive housing, and transportation services.

The Action Plan does not include specific agencies to be funded because the final allocation was not available prior to the final submission date. A request for proposal (RFP) process is used to determine eligible activities. When the final allocation is announced, the City Council will review the RFPs and, in accordance with the procedures in the Consolidated Plan: 2010-2014, determine the agencies to be funded and the individual funding amounts.

Program Year Goal – assist at least 10 local non-profit agencies that provide services to at least 550 very low/low-income individuals and families.

**Acquisition:** This project addresses neighborhood revitalization through the acquisition and redevelopment of properties that receive repetitive flood damage. During Program Year 15, the City Council adopted a Stormwater Project Implementation Plan to address chronic issues associated with stormwater damage to properties in the floodplain as well as other related problems in the community. The first priority of the implementation plan is to reduce the negative impact on life and safety of owners and tenants of properties within the floodway and floodplain. The proposed activity to address this goal is acquisition of properties. Acquisition funds will be used to purchase at least one property that has experienced repetitive water damage during flood events and provide relocation assistance to the residents. The future use of the property has not been determined, however, due to floodplain regulation it will most likely remain as open space. This project will require one-for-one replacement of affordable housing.

Program Year Goal – acquire at least one blighted property in a revitalization area.

**Administration:** Administration funds are used for overall program management, coordination, monitoring, and evaluation of CDBG and related programs.

No objective or outcome measure is required for this activity.

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COMMENTS

Citizens are encouraged to comment on any aspect of the Action Plan. Comments can be made in writing or orally at public hearings. Citizens may also contact the Mayor and Council directly.

Send written comments to: City of DeKalb Planning and Development Division  
223 South Fourth Street, Suite A  
DeKalb, Illinois 60115