



COMMUNITY DEVELOPMENT BLOCK GRANT

**AMENDED
ANNUAL ACTION PLAN: 2018
PROGRAM YEAR 25**

**CONSOLIDATED PLAN: 2015-2019
YEAR 4**

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

Addition of a new project for Public Facilities/Improvements - Fiber Optic for Broadband access; Reallocation of a portion of excess carry-over funding from Owner Occupied Housing Rehabilitation to new Public Facilities Project - Fiber Optic for Broadband Access; Reallocation of a portion of excess carry-over funding from Owner Occupied Housing Rehabilitation to a new project - Demolition; Reallocation of unused funds in Public Services to Public Facilities; Reconfiguration of Owner Occupied Housing Rehabilitation to include a forgivable loan program for Small Emergency Repairs of \$5,000 or less and a combination forgivable loan/repayable loan for Large Emergency Repairs up to \$15,000.

Executive Summary

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

1. Introduction

The City of DeKalb (the City) is a small entitlement community that receives an annual allocation of Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD). The City is located approximately 65 miles west of Chicago and is a unique mix of small town rural living combined with the more modern demands of a university town. The City is home to Northern Illinois University (NIU), a large public institution, which brings a unique set of advantages and challenges to the local community and impacts the local population in terms of median age and income.

The City has a mix of housing stock. The 2010 U.S. Census reported 17,761 housing units within the City, 43.2% of which are owner-occupied and 56.8% of which are rental. Of the total households in the community, 48.8% are occupied by families and 51.2% are occupied by non-family households. Single-family housing within the City varies in condition. Some neighborhoods which were harder hit by the 2008 recession are experiencing an increasing number of code violations and housing condition has deteriorated. New housing development within the City has been limited, and housing values, although on the rise, have not recovered at the same rate as other markets in the nation. The presence of NIU continues to impact housing costs for both rental and owner-occupied units, which are in a moderate to high-income price range due to the demand the university creates.

Of the multi-family units within the City, many are dedicated to student housing. These units are located near campus. Due to a change in ownership of a number of these properties, maintenance of some of the buildings has declined. The City is also home to several project-based Section 8, low-income tax credit, and public housing properties. Recent declines in enrollment at NIU have resulted in increasing vacancies in rental housing that was once considered student housing. With a high percentage of poverty within the City (30.8% of the population is below the poverty line according to

2016 data) and a limited number of subsidized units, more families are renting apartments in areas that were once considered student housing. These units are concentrated in one area of the City, resulting in a high concentration of low-income individuals and families in one neighborhood. Although there is an increase in availability of rental units including those with a higher number of bedrooms per unit, rents continue to be high and can be beyond what is affordable for low-income families. In addition, a number of the properties are in substandard condition.

Since the original submission of this plan, new needs have been identified. Although not all needs can be addressed using CDBG funding, the Annual Action Plan for 2018 is being amended to include one new program and changes to two existing programs in an effort to maximize the impact of CDBG funding. These changes are described in greater detail in the document that follows.

2. Summarize the objectives and outcomes identified in the Plan

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

The Amended Year 2018 Plan now includes five projects:

- Administration/Planning - overall program management and oversight for program compliance
- Owner Occupied Residential Rehabilitation - a forgivable grant/loan program to assist low-/moderate-income property owners with basic home repairs. Funding is also used to increase accessibility in both rental and owner-occupied housing
- Public Facilities - infrastructure improvements in neighborhoods where more than 51% of the households are low-/moderate-income
- Public Services - grants to local social service agencies to provide services such as emergency shelter, transitional housing with supportive services, and permanent supportive housing to homeless adults, families with children, and victims of domestic violence, and supportive services to special populations including the elderly, people of low income, and people with disabilities.
- Demolition - removal of abandoned/condemned residential properties to improve neighborhood safety and stability.

Since the original submission and approval of this plan, new needs have been identified. One additional program has been added - Demolition. Changes have also been made to include a broader range of activities under Public Facilities and Improvements. In addition, portions of the Owner Occupied Residential Rehabilitation Program have been reconfigured to provide for larger improvements and funding amounts. The City is actively working to use the annual allocation of CDBG funds in the most efficient and effective manner as new needs arise.

3. Evaluation of past performance

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

During the prior program year, measurable progress was made toward program objectives, but under-utilization of the Owner Occupied Residential Rehabilitation Program has been identified as an issue. It is believed that the low funding level of the established program no longer meets the needs of the community and has contributed to a decrease in applications for assistance. The program is now being reconfigured to include Small Emergency Repairs of \$5,000 or less for furnace/water heater replacement, plumbing repairs, electrical repairs, and incoming water line replacements. These projects will continue to be forgivable loans (grants). A second program for larger repairs of \$5,001 to \$15,000 will be initiated for roof replacement, soffits, gutters, sewer line replacements and window replacements. This program will provide the first \$5,000 as a forgivable loan (grant) with remaining amounts up to \$15,000 to be configured as a no-interest repayable loans. The loan portion of the funding will be secured by a lien against the property that is due and payable at the time title is transferred.

In addition, new project needs have been identified as being needed under Public Facilities and Improvements. A new projects to be added is fiber optic for broadband access. The City has also identified a need for demolition of abandoned/condemned residential structures.

This amendment to the 2018 Plan is the first step in beginning to address the new emerging needs within the City.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The changes to the 2018 Plan were published as a Public Notice and copies of the amended plan were distributed to public outlets with a request for citizen input. The new proposed Plan was posted on the City website and a Public Hearing was held on January 14, 2019 following an over 30-day public comment period. A press release was sent to local media outlets to advise the public of the public comment period and Public Hearing.

The City views citizen participation as an essential component of the Plan process and actively solicited public feedback as part of this amendment.

5. Summary of public comments

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

No comments were received during the 30-day comment period or at the Public Hearing held on January 14, 2019.

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

Not applicable. No comments were received.

7. Summary

The City is a unique community. Although still a small rural city, the presence of a large university has impacted the community in a number of ways. The current median age in the City is 24.2 years due to the high student population. Many students are low-income and are concentrated in the neighborhoods nearest to the university. Enrollment at NIU has decreased. This has resulted in an increase in the number of available rental units close to campus. Former student housing is now being rented by non-students and families who are seeking rental opportunities. Many of the people renting these apartments are low-income, which has resulted in a concentration of low-income individuals in the northwest corridor of the City. The combined populations of students and families are not always a good mix. Some students are hesitant to rent in this area due the presence of non-students, many of whom are low-income, and low-income families struggle to get their basic needs met in a neighborhood that was designed for college students who do not face the same issues related to transportation, employment, and access to healthy food. The City is aware of these challenges and is working with the residents of this area, social service providers, community members, and housing providers to address this population shift.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City is the lead agency responsible for overseeing all aspects of the development of the Consolidated Plan and the Annual Action Plan. The Community Development Department is responsible for administering the programs described in both. All CDBG programs are coordinated by the City and carried out by City staff, through City staff and contractors, or through subrecipients that are monitored by the City for compliance with CDBG regulations.

Consolidated Plan Public Contact Information

For information or questions regarding the Community Development Block Grant, the 2015 - 2019 Consolidated Plan or the Amended 2018 Annual Action Plan, please contact:

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

1. Introduction

City staff provides a variety of opportunities for public involvement and consults with numerous local agencies that provide housing and supportive services to low-/moderate-income residents as part of the process in creating the Plan. City staff also does outreach to local networking and collaboration groups along with contacting directors and administrators of various human service agencies throughout the program year. Quarterly reports from agencies funded through CDBG Public Services are regularly reviewed to determine the income, race/ethnicity, age, and special needs of the residents who receive services.

In 2018, the City initiated a task force to study one particular neighborhood within the City. This neighborhood contains a mix of both NIU students and families, and is home to the largest percentage of low-income and minority residents of the City. As part of this process, professional consultants were hired to perform a comprehensive study of this neighborhood. Information from this study was reviewed and incorporated into the revisions to this Plan, along with input from the local Police Department, the Public Works Department, and other members of the task force who represent a wide range of interests and investments in the City.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City works closely with the local Housing Authority, the Continuum of Care (CoC), and the Public Services funding subrecipients to provide efficient, coordinated services to the community. City staff participates in local networking groups for service providers and serves on social service agency boards to help identify needs and ensure coordination of services without duplication. As of June 11, 2018, the CDBG Grant Administrator joined City staff on a full-time basis. This has allowed for increased membership and participation in local networking groups to enhance collaboration and coordination of services. The City identifies collaboration as a key core value for the City. City staff collaborates with local agencies to benefit from their knowledge, experience, and understanding of the needs of the community, and to identify the most effective ways to invest resources for the benefit of residents of the City.

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 City is an active member of the CoC and attends all meetings to participate in the process of planning services for the homeless. The City consults with the Housing Authority of the County of

DeKalb and Hope Haven, the lead agencies in the local CoC, to identify the needs of homeless individuals and families on a local level. Homeless services are coordinated through the CoC to address the needs of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

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

The Housing Authority of the County of DeKalb and Hope Haven homeless shelter administer the local Emergency Shelter Grant through the CoC. Consultation regarding the use of these funds is discussed at CoC meetings. The CDBG Grant Administrator is a member of the CoC and participates in regular CoC meetings.

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

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p>	<p>DeKalb County Housing Authority</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Service - Fair Housing Other Government - State Other Government - County Other Government - Local Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Nutritional Services</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City maintains a cooperative relationship with the local Housing Authority. The Housing Authority is the lead agency for local CoC and coordinates services for the chronically homeless, homeless individuals and families, families with children, and veterans. City staff is a member of the CoC and maintains ongoing contact with the Housing Authority to discuss the housing needs of the community.</p>

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

The City contacted numerous service providers and agencies for input on the original version of the 2018 Plan. This information, along with new information that has come to light since the original document was created, are all incorporated into the revised plan. No agency types were intentionally excluded and the revised plan was published and distributed to all interested parties with a request to review the Plan and provide feedback.

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	Housing Authority of the County of DeKalb	City staff is a member of the CoC and attends all meetings to ensure that the goals of the City's Consolidated Plan coordinate with and compliment the work of the CoC. The City provides financial support to members of the CoC through CDBG Public Services and the City's Human Services Funding to support the effort to meet the needs of homeless individuals and families, families with children, the chronically homeless, veterans, and unaccompanied youth.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The revisions to the 2018 Plan are the City's response to new needs identified within the community. Resources were reallocated from under-utilized programs to fund new or expanded programs for the benefit of the residents of the City. Public outreach continued during the entire over 30-day comment period. No comments were received during the comment period or at the Public Hearing regarding the changes to the program.

AP-12 Participation – 91.105, 91.200(c)

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

Citizen participation is an essential element in the CDBG planning process. To facilitate public comment, the City published a public notice advising residents that the public comment period for the Amended 2018 CDBG Action Plan was open from December 8, 2018 through January 14, 2019, with a Public Hearing held at the regular meeting of City Council on January 14, 2019. The City issued a press release on December 7, 2018, posted the proposed Plan on the City website, and made print copies of the draft available at City Hall and the DeKalb Public Library. Citizens and agencies were encouraged to submit written comments or to attend the Public Hearing to voice their feedback on the Plan. The City requested public feedback as a mechanism to improve the Plan and incorporate the needs identified by the community. No comments were received during the public comment period. No questions were asked and no comments were made at the Public Hearing.

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	Non-targeted/broad community	The City posted a draft of the Amended 2015 - 2019 Five-Year Consolidated Plan and the revised 2018 Annual Action Plan on the City website and requested feedback. The public was notified of the website posting via Facebook, Twitter, in the newspaper as a press release, and as part of the Public Notice. All postings requested feedback and provided information on how to make comments during the public comment period.	No comments were received.	N/A	www.cityofdekalb.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	A Public Notice was published on December 7, 2018 to notify residents that public comments were being solicited and accepted related to the Amended 2015-2019 Five-Year Consolidated Plan and the revised 2018 Annual Action Plan. A public comment period was open from December 8, 2018 through January 14, 2018. The Public Notice described the locations where a draft of the material was available for review. Drafts were posted on the City website and distributed in print	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	A press release was sent to all local newspapers and publications advising the community of the public comment period and Public Hearing for the Amended 2015-2019 Five-Year Consolidated Plan and the revised 2018 Annual Action Plan, along with instructions on how to access the documents on the City website and how to submit comments.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	A Public Hearing was scheduled as part of the regular meeting of City Council on January 14, 2019. The public was invited to attend to make comments via Public Notice and a general press release. A press release was sent to local radio and TV stations to share information on how to access the Amended 2015-2019 Five-Year Consolidated Plan and the revised 2018 Annual Action Plan, the public comment period, the Public Hearing, and how to make comments and provide feedback on	No comments were received.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

DeKalb utilizes a number of funding sources for area projects. There are two major Tax Increment Financing (TIF) Districts in DeKalb that allow for a variety of independent projects. The City's General Fund supports many organizations and projects throughout the community as well. All of these funds are used as leveraging sources for CDBG projects. In addition, the City receives State transportation grants that support a number of independent projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	459,532	0	569,054	1,028,586	400,000	In the previous program year not all funds were spent. Unused funds were carried over into the current program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	144,500	0	0	144,500	144,500	The City provides funding from the General Revenue Fund to leverage Public Services funding for target populations and low-/moderate-income residents of the City.
Tax Increment Financing	public - local	Housing	85,000	0	0	85,000	25,000	The City allocates \$25,000 from TIF District #1 to facilitate housing improvements and rehabilitation in designated neighborhoods within the City. The funding is expected to decrease when TIF District #2 is closed out in 2018. In 2018, an additional \$65,000 was allocated from TIF District #2 for Demolition.
Other	public - local	Public Improvements	150,000	0	0	150,000	0	The City contributes funding from the Motor Fuel Tax (MFT) Fund to leverage CDBG Public Facilities Street Improvements in low-/moderate-income residential neighborhoods in the City.

Table 1 - 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 allocates MFT Funds to support a portion of Public Facilities projects that are identified and completed through the CDBG Program. The

City also contributes TIF funding to support housing rehabilitation projects and demolition in specific areas of the City. In addition, the City provides General Revenue Funds to support human service providers to ensure the identified needs of target populations are addressed.

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

The City has not designated any publicly-owned land or property within the jurisdiction to be used to address the needs identified in the Plan.

Discussion

The City uses a combination of funding sources to accomplish the goals of the Plan. Additional City funding is contributed for the support of Public Facilities projects, housing rehabilitation, demolition, and social services.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehabilitation Program	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City Wide	Affordable Housing	CDBG: \$193,017 Tax Increment Financing: \$25,000	Homeowner Housing Rehabilitated: 15 Households
2	Public Services Program	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Transportation	City Wide	Homelessness Job Training Non-Housing Community Development/Public Services Transportation Services	CDBG: \$58,983	Public service activities other than Low- /Moderate-Income Housing Benefit: 795 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities Program	2015	2019	Non-Housing Community Development	City Wide	Non-Housing Community Development/Public Improvements	CDBG: \$649,680 Motor Fuel Tax: \$150,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
4	Administration/Planning	2015	2019	Non-Housing Community Development General Administration	City Wide	Affordable Housing Homelessness Job Training Non-Housing Community Development/Public Improvements Non-Housing Community Development/Public Services Transportation Services	CDBG: \$91,906	Other: 1000 Other
5	Demolition	2018	2019	Demolition	City Wide	Demolition	CDBG: \$35,000 Tax Increment Financing: \$60,000	Buildings Demolished: 5 Buildings

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation Program
	Goal Description	<p>Loan-to-grant program provides low-/moderate-income property owners assistance with small emergency repairs of less than \$5,000 such as electrical upgrades, plumbing upgrades, furnace replacement, water heater replacement, and repair or replacement of the incoming water line and provides persons with disabilities with assistance to make accessibility modifications to owner-occupied or rental units.</p> <p>Beginning Program Year 2018 - Combination Forgivable Loan/Repayable Loan program to provide low-/moderate-income property owners assistance with larger emergency repairs of \$5,001 to \$15,000 such as sewer line replacements, roof replacements with new soffits, fascia and gutters, and window replacements. Program will also provide persons with disabilities with assistance to make major accessibility modifications to owner-occupied residences. The loan portion of the funding will be a lien against the property to be repaid upon transfer of title.</p>
2	Goal Name	Public Services Program
	Goal Description	To provide adequate emergency shelter, transitional housing with supportive services, and permanent supportive housing to homeless adults, families with children, and victims of domestic violence as they work toward solutions to their long-term housing needs. The program will also provide adequate supportive services to persons with special needs by funding service providers who work to ensure a continuum of care for the elderly and other individuals with special needs.
3	Goal Name	Public Facilities Program
	Goal Description	To assist in large scale infrastructure improvements to include street improvements and fiber optic installation for broadband access in low-/moderate-income areas of DeKalb.
4	Goal Name	Administration/Planning
	Goal Description	Overall program management, coordination, monitoring, and evaluation. Planning activities to address targeted special needs in the City.
5	Goal Name	Demolition
	Goal Description	Demolition of abandoned/condemned residential structures to increase public safety and enhance the stability of neighborhoods.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has determined a number of projects to address the priority needs of the community. Affordable housing is one of the primary needs; however, local codes make it difficult to construct new affordable housing. It has been determined that maintaining the City's existing affordable housing stock through the Owner Occupied Residential Rehabilitation Program is the most appropriate means of addressing this need. Public Services funding of local agencies addresses many of the needs of the community including homelessness; however, most funding for homelessness comes from sources other than CDBG. The City's need for improved infrastructure and accessibility are addressed through the Public Facilities Program. Demolition will be used to address the unsafe conditions presented by abandoned/condemned residential structures in City neighborhoods.

Projects

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

Table 3 - Project Information

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

Because the CDBG program is relatively small, it was determined that the most impactful use of funds would be to restrict the number of projects and allocate our resources to the Owner Occupied Residential Rehabilitation Programs, the Public Services Program, the Public Facilities Program, and Demolition. By doing this the City is able to address the highest priority needs of the community. A portion of the funding is reserved for the administration, oversight and management of the projects.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration/Planning
	Target Area	City-Wide
	Goals Supported	Administration/Planning
	Needs Addressed	Affordable Housing Non-Housing Community Development/Public Improvements Non-Housing Community Development/Public Services Homelessness Demolition
	Funding	CDBG: \$91,906
	Description	Overall program management, planning, and oversight for program compliance.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Administration funds the overall program management, oversight, and planning for services funded under CDBG. Programs are identified and implemented City-wide to benefit income-eligible residents of the City.
	Location Description	City-Wide.
	Planned Activities	Program oversight, management, and planning for all CDBG programs.
2	Project Name	Owner Occupied Residential Rehabilitation
	Target Area	City-Wide
	Goals Supported	Owner Occupied Housing Rehabilitation Program
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$193,017 Tax Increment Financing: \$25,000
	Description	A forgivable loan-to-grant program for small emergency repairs up to \$5,000 to assist low-/moderate-income property owners with basic home repairs. Funding is also used to increase accessibility in both rental and owner-occupied housing. A combination forgivable loan(grant)/repayable loan program for larger repairs of \$5,001 to \$15,000 for major home repairs.
	Target Date	3/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	The City proposes to assist 15 households through the Owner Occupied Residential Rehabilitation Program.
	Location Description	The program is available City-wide to eligible private property owners. Small accessibility modifications are available to both renters and homeowners.
	Planned Activities	To provide low-/moderate-income private property owners with assistance in obtaining emergency repairs to their homes.
3	Project Name	Public Facilities/Infrastructure
	Target Area	City Wide
	Goals Supported	Public Facilities Program
	Needs Addressed	Non-Housing Community Development/Public Improvements
	Funding	CDBG: \$649,680 Motor Fuel Tax: \$150,000
	Description	Infrastructure improvements in neighborhoods where more than 51% of the households are low-/moderate-income.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 175 residents will benefit from the street improvements. The number of households to benefit from fiber optic installation for broadband access will be determined based on the exact location of the proposed installation.
	Location Description	Street Improvements - repaving on Harvey, Tyler and Charter Streets from 4th Street to 7th Street and ADA sidewalk improvements on South 6th Street from Culver Street to Charter Street. Fiber Optic Installation - Fiber Optic installation for broadband access in the northwest section of the City in a low-/moderate-income residential neighborhood.
	Planned Activities	Repavement of three streets and ADA sidewalk modifications on one street in a low-/moderate-income neighborhood in the City. Installation of fiber optic cable to provide broadband access in a low-/moderate-income residential neighborhood.
4	Project Name	Public Services
	Target Area	City-Wide
	Goals Supported	Public Services Program

	Needs Addressed	Non-Housing Community Development/Public Services
	Funding	CDBG: \$58,983 General Fund: \$144,500
	Description	Grants to local social service agencies to provide services such as emergency housing, transitional housing with supportive services, and permanent supportive housing to homeless adults, families with children, and victims of domestic violence, and supportive services to special populations including the elderly, people of low income, and people with disabilities.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 795 low-income individuals will benefit from Public Services Funding.
	Location Description	Services will be provided by subrecipients at various locations throughout the community.
	Planned Activities	Public Services are targeted to meet the non-housing needs of low-income and special needs populations in the City.
5	Project Name	Demolition
	Target Area	City-Wide
	Goals Supported	Demolition
	Needs Addressed	Demolition
	Funding	CDBG: \$35,000 Tax Increment Financing: \$60,000
	Description	Demolition of abandoned/condemned residential structures in City neighborhoods to increase public safety, remove areas of blight, and support neighborhood stability.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Five properties have been identified as in need of demolition. CDBG funds will be used to fund two of these projects. The remaining three properties will be demolished using other City resources.
	Location Description	Properties will be identified based on the most critical need.
	Planned Activities	Demolition of derelict abandoned/condemned residential properties within the City.

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 has not determined any specific geographic areas to target investments. The Owner Occupied Residential Rehabilitation Program is available City-wide to property owners of low-/moderate-income. Public Facilities/Improvement Projects are directed to low-/moderate-income neighborhoods within the City and are identified as needs arise. Public Services are available to all residents of the City. Agencies funded are required to report the number of low-/moderate-income residents served. Demolition will take place based on the most critical need as properties are identified.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has not determined any specific geographic areas to target investment. Issues are addressed as needs arise.

Discussion

The City has participated in two Housing Studies in the past which profiled the composition of the community as broken into 24 distinct neighborhoods, including the NIU campus. The current map of Low-/Moderate-Income census tracts does not provide the best depiction of the distribution of low-/moderate-income households. Many low-/moderate-income areas are included as part of a larger, more affluent census tract which distorts the average income for that area. The City utilizes its CDBG funds City-wide so that the needs of low-/moderate-income residents can be addressed on a case-by-case basis in all areas of the community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has determined that one of the most effective means of impacting affordable housing is to invest CDBG funds in the existing housing stock that is owned by low-/moderate-income residents. This improves the quality of life for the residents of these homes and improves the sustainability and desirability of neighborhoods. The Owner Occupied Residential Rehabilitation Programs assist low-income residents in securing needed repairs so they can maintain a safe, affordable place to live.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 6 - 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	15
Acquisition of Existing Units	0
Total	15

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The Owner Occupied Residential Rehabilitation Program directly supports affordable housing by providing low-/moderate-income residents with a means to secure needed repairs for their homes. Repairs can include roof replacements, window replacements, plumbing and electrical upgrades, furnace and water heater replacements, and sewer lateral and water line repairs/replacements. Funding is also available for accessibility modifications. These programs contribute to more stable neighborhoods with safe, affordable, and accessible housing for people of low-/moderate-income.

AP-60 Public Housing – 91.220(h)

Introduction

The City maintains a close working relationship with the local housing authority and coordinates efforts to align community goals and activities to address areas of concern and not duplicate projects or services.

The City estimates the total number of housing units as 17,761 within the City. Of that total, 16,564 are occupied. 7,161 are owner-occupied and 9,403 are renter-occupied. The Housing Authority administers 586 Housing Choice Vouchers, 280 public housing units, 66 Shelter Plus Care Vouchers, 12 VASH Vouchers, and 12 multi-family units for a total of 956 housing subsidies within DeKalb County. Of the Public Housing units, 180 are located within the City. In addition, 353 of the total number of Housing Choice Vouchers are currently being used to subsidize housing in market-rent units in the City. At the present time, there are 1,350 applicants on the Public Housing Wait List and 3,094 applicants on the Housing Choice Voucher Wait List. All Shelter Plus Care units and vouchers are being utilized. The Housing Authority of the County of DeKalb is a major provider of affordable housing within the City.

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

The City participates in all public hearings, events, or community meetings related to the needs and plans for public housing.

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

The local Housing Authority actively encourages its residents to take part in PHA plans, resident councils, and an annual review of PHA staff and services. The Housing Authority places a high emphasis on resident involvement in the management of its properties. The Housing Authority does not have a program to encourage homeownership at this time due to a shortage of staff and a lack of financial resources to support this type of program.

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

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

Discussion

The City is fortunate to have a local housing authority that provides safe, clean, affordable housing and is a HUD-designated High Performer. This asset helps address some of the need for affordable housing within the City. However, no one agency can meet all of the needs within the community. The City will

continue to work with the Housing Authority and other local housing providers to identify the most appropriate methods for increasing affordable housing within the community.

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

Introduction

Homeless and Other Special Needs activities are addressed through CDBG Public Services funding and City Human Services Funding. While services related to homelessness are supported by both programs, the majority of funding comes through the CoC and funding secured by the Hope Haven. The Housing Authority is the managing body for the CoC. There is substantial community support for these services and the City, other social service agencies, the homeless shelter, the Housing Authority, and the CoC all work together to ensure these needs are met.

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

Local social service providers and the City of DeKalb Police Department will continue to provide outreach to identify and assist unsheltered individuals and families within the community. Homeless individuals will be linked with Hope Haven for emergency shelter and services that are focused on providing long-term solutions to prevent future homelessness. Victims of domestic violence and/or sexual assault will be referred to Safe Passage, the local domestic violence shelter, which provides both emergency shelter and transitional housing. Homeless youth will be referred to Youth Service Bureau and/or DCFS for safe placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is a member of the local CoC and works closely with its members to ensure that the emergency shelter and transitional housing needs of homeless persons are met. The City supports these services through the Public Services portion of CDBG funding and the City's Human Services Funding. The community has a high level of investment in supporting the continued availability of services for the 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

Hope Haven, the community homeless shelter, has numerous programs that are designed to address the

needs of the homeless and assist with long-term solutions to prevent recurrent homelessness. These programs include counseling and assistance to locate long-term housing, life skills training, employment counseling, access to education, access to mental health services, and access to medical care to interrupt the cycle of homelessness. Hope Haven also provides permanent supportive housing for individuals who are chronically homeless and have been unsuccessful when placed in regular housing units within the community. The City contributes to these services by providing funding through the CDBG Program under Public Services and through City of DeKalb Human Services Funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The CoC actively addresses the needs of low-income individuals and families and extremely low-income individuals and families who are at-risk of being homeless following discharge from publicly funded institutions of care by working closely with Hope Haven and other local social service agencies to intervene and provide stability as these individuals and families work to gain employment, education, and permanent housing options. The City is a member of the CoC and provides both CDBG and Human Services Funding to the agencies who work with these populations.

Discussion

The City is fortunate to be a community with resources and local support to assist the homeless and other individuals with special needs. Local social service providers, the CoC, and local government all work together to ensure that the resources and services required to meet these needs are available and accessible for homeless individuals, homeless families, victims of domestic violence, and those at risk of becoming homeless.

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

Introduction:

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

Zoning within the City clearly defines lot sizes for new construction. Although the older code permitted home construction on lots as small as 4,000 square feet, the updated code is 6,000 square feet or higher for new construction. This limits the number of available lots that could support multi-family units. Also, many areas of the City are zoned Single Family Residential (SRF), which does not allow the construction of multi-family housing units. There are also occupancy restrictions within the code that limit the number of unrelated individuals living together, and other sections that limit the density of housing to no more than 12 dwelling units per acre. Some developers find these limits too restrictive to construct a sufficient number of affordable units to be profitable.

The housing stock in the City is 57% rental and 43% owner occupied. Additional capacity includes approximately 7,500 people in group quarters that consist of on-campus residence hall units. Of the available rental units, 69% are traditional multi-family units and 24% are single-family dwellings. The remaining 7% of rental units are mixed use and rooming houses. Owned dwelling units consist of mobile homes (5%) and non-mobile homes (95%).

Enrollment at NIU declined in recent years and has yet to recover to prior levels. This has resulted in an increased number of vacancies in what was formerly considered student housing. The majority of rental units are located in the northwest corridor of the City close to campus. Families seeking rental housing are moving into these neighborhoods because this is where units are available and the units in these neighborhoods have higher bedroom counts for larger families. The combination of college students mixed with families in the same property is not optimal and is not always successful. Some families do not want to live in this area but find few other options. Affordable housing in other areas of the City is limited and local property owners are very sensitive to the construction of new rental units at all price points due to the current vacancy rate.

Subsidized housing, which is an option for low-income individuals and families, is available within the City and comprises 14% of the rental stock. Subsidized housing within the City suffers from a misperception that these properties are the location of crime and drug-related activity despite the fact that very few locations have experienced these issues. This results in a general sentiment of "NIMBY" that is difficult to counter in terms of the development of additional subsidized units. At the present time, more than half of all subsidized dwelling units are located in one neighborhood. Local sentiment is not supportive of seeing additional subsidized units located in other neighborhoods in the City. Housing

Choice Vouchers are distributed more widely, but nearly half of the vouchers are utilized in only two neighborhoods because landlords in other locations are not willing to accept them. This has resulted in a concentration of low-income renters in the northwest corridor of the City. The Housing Authority is seeking ways to dispel the stigma attached to subsidized housing, but the community remains fearful that additional subsidized housing will bring additional problems to the City.

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

The City was a participant in a study with NIU and community members to examine the northwest corridor of the City in terms of current and desired land use, availability of goods and services, and access to transportation. The results of the study will be used to identify the needs of the neighborhood and to guide the planning of future development. The City is also actively working with the largest private subsidized housing provider in this area. Rehabilitation of the physical structure is almost complete, and the City is working with the residents and local social service agencies to bring needed services and supports to this property.

Discussion:

The City understands the need for affordable housing and supports the maintenance of the current stock of affordable housing as an asset within the community. The City supports the rehabilitation of owner occupied single family homes through the Owner Occupied Residential Rehabilitation Program as one means of retaining safe, affordable housing for low-/moderate-income individuals and families. The City also encourages the rehabilitation of the stock of privately owned subsidized rental units to create safe, affordable neighborhoods for families of low-income. The 2025 Strategic Plan for the City includes a vision of inclusiveness where diversity is valued and celebrated, and all people are treated with dignity, equity, and respect. To support this model, the City will continue to participate in partnerships that serve this core vision and will promote conversations and plans that support this goal.

AP-85 Other Actions – 91.220(k)

Introduction:

The City is committed to the continued support of community-based actions that address the identified needs of the community. HUD allows entitlement communities to use a maximum of 15% of the CDBG Entitlement Grant for public services programs. The City invests this amount every year to support community-based services that address identified needs. As with most communities, requests for this support exceed the available funds. To address this, the City invests additional Human Services Funding to support these services. Both programs are closely monitored by City staff to ensure that funds are used efficiently and effectively to meet the underserved needs of the community.

Actions planned to address obstacles to meeting underserved needs

One obstacle to meeting underserved needs is a lack of awareness of what services are available within the community to address identified issues. The City will continue to market its programs and services in an effort to identify populations and individuals who might be in need and are eligible for programs such as the Owner Occupied Residential Rehabilitation Program. The City website will be updated on a regular basis with the most current information about programs within the City and will provide links to other services within the community that can be of benefit to residents. City staff will collaborate and communicate between departments to identify residents in need and link them with appropriate resources. City staff will make every effort to identify unmet needs in its interactions with residents so these individuals can be assisted with City programs or referred to outside resources. The City will participate in community fairs and events designed to educate the community and provide outreach to populations who could benefit from services. The City will also continue to build on its partnerships with local social service providers, businesses, and community leaders to engage in a constant sharing of information and ongoing identification of unmet community needs.

Actions planned to foster and maintain affordable housing

The City will continue to invest a portion of its entitlement funding in the Owner Occupied Residential Rehabilitation Program to address the needs of low-income homeowners in maintaining a safe, affordable place to live. The City will also continue its collaboration with the Housing Authority and other housing providers to advocate for the creation of new affordable housing and the maintenance of existing affordable housing within the City.

Actions planned to reduce lead-based paint hazards

The City will continue its coordination of efforts with the DeKalb County Health Department to address any identified need for lead abatement through the Owner Occupied Residential Rehabilitation Program.

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

Actions planned to reduce the number of poverty-level families

The City will continue to promote economic development strategies that foster job creation to increase employment opportunities within the community. The City will also support the maintenance and/or creation of transportation options that provide services from low-/moderate-income areas of the City to areas where higher paying jobs are located. In addition, the City will continue to support the social services that foster and promote the self-sufficiency and economic independence of its residents.

Actions planned to develop institutional structure

The City will continue to invest CDBG Public Facilities/Infrastructure Improvements funding in low-/moderate-income neighborhoods throughout the City to enhance the quality of life, increase property values, and maintain a suitable living environment for low-/moderate-income residents.

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

City staff will maintain its participation in the CoC and other local social service networking groups to address the priority needs of the community and solicit input from their members on City programs and services. The City will also collaborate with the Housing Authority in creating a plan to affirmatively further fair housing within the community in an effort to address issues related to housing.

Discussion:

The City is highly invested in meeting the needs of its residents. City staff network, collaborate, and coordinate services to obtain the best possible outcomes for residents in need. City staff will continue to investigate alternative sources of funding for programs and services to address needs that cannot be met through CDBG funding. Communication with residents, private entities, and not-for-profit agencies will be fostered and promoted to maximize the provision of housing and social services for low- and moderate-income residents.

Program Specific Requirements

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

Introduction:

The City will use CDBG funds to address a number of priority needs through four programs. Affordable Housing will primarily be addressed through the Owner Occupied Residential Rehabilitation Program. Other community needs including homelessness, special needs populations, and transportation will be addressed through Public Services Funding. The Public Facilities Program will enhance economic development and improve the City's aging infrastructure in low- to moderate-income residential areas of DeKalb. Demolition will be used to remove abandoned, blighted properties to increase the safety of neighborhoods and enhance neighborhood stability. While not all priority needs identified in the process of creating the Plan can be addressed using CDBG funds, the City will continue to support these needs through other sources of funding within the City, and will continually search for new and creative ways to address these needs. The overall benefit for low-/moderate-income persons is anticipated to be 70% over the next three years.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

70.00%

The City does not receive income or funding from these sources. All CDBG programs are targeted to assist low- to moderate-income residents. The period of one year is used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit the target population.

Attachments

Citizen Participation Comments

Notes from
CDBG Public Hearing
January 14, 2019

A Public Hearing was held at the regular meeting of City Council on January 14, 2019 following publication of a Public Notice of the 30-day Comment Period and Public Hearing date for a second substantial amendment to the 2015-2019 CDBG Consolidated Plan for the City of DeKalb and changes to the 2018 Annual Action Plan. No comments were received during the 30-day comment period prior to the Public Hearing.

The mayor called the Public Hearing to order at 6:28 PM. City Manager Bill Nicklas provided a brief summary of the proposed changes to the Plan. The Mayor asked if there were any public comments. Hearing none, the Public Hearing was closed at 6:32 PM.

Grantee Unique Appendices

Changes to Funding Allocations

Program Year 2018

Program	Activity	Carry-over from Prior Year	2018 Original Funding Amount	Total	New or Revised Funding Amount
Administration		\$79,232	\$91,906	\$91,906	\$91,906
Public Services	Grants to subrecipients	0	\$68,900	\$68,900	\$58,983
Public Facilities	Street Improvements	\$200,000	\$200,000	\$400,000	\$400,000
Public Facilities	Sidewalks	\$39,680	0	\$39,680	\$39,680
Public Facilities	Fiber Optic	0	0	0	\$210,000
Owner Occupied Residential Rehabilitation	15 homes	\$250,143	\$98,726	\$428,100 (includes unused Admin funds from 2016 & 2017)	\$193,017
Demolition	5 homes	0	0	0	\$35,000
Total		\$569,055	\$459,532	\$1,028,586	\$1,028,586

Public Services Funding was reduced by \$9,917.00 to reflect the termination of the contract with Voluntary Action Center (VAC) for the Saturday Bus Shuttle for University Village. This service was no longer needed when the Huskie/VAC line began regular fixed route Saturday and Sunday service to

University Village on 9/1/18. This funding was added to the new Public Facilities Project for fiber optic installation to provide broadband access. The remaining \$200,000 in this fund was reallocated from the carry-over funds in the Owner Occupied Residential Rehabilitation.

Demolition was also funded using \$35,000 of excess carry-over funds from the Owner Occupied Residential Rehabilitation Fund.