



**COMMUNITY DEVELOPMENT BLOCK GRANT**

**SUBSTANTIAL AMENDMENT  
ANNUAL ACTION PLAN: 2019  
PROGRAM YEAR 26**

**CONSOLIDATED PLAN: 2015-2019  
YEAR 5**

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

The substantial amendment is being submitted to correct a data entry error. There are no changes in projects, activities or allocated funding amounts. The changes are to correct the way the information is presented in the plan to remove activities that are active and funded from prior years' allocations. Changes were made to the Executive Summary, AP-12, AP-15, AP-20 and AP-35.

## **Executive Summary**

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

#### **1. Introduction**

This amendment to the 2019 Annual Action Plan corrects a data entry error. There are no changes to the projects, activities, or allocated funding amounts. The changes are to the presentation of the funding and activities for 2019. Activities that were funded in prior years are still active but were removed from this plan to clarify the use of the 2019 funds.

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 were harder hit by the 2008 recession and are experiencing increased code violations due to deteriorating housing conditions. New housing development within the City remains limited and home values, although slowly 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, 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. The City is also home to several project-based Section 8, low-income tax credit, and public housing properties. Continued low enrollment at NIU has resulted in an increase in the number of vacancies in rental housing that was once considered student housing. With a high percentage of

poverty within the City (30.8% of residents living 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 in the northwest portion of the City and has resulted in a high concentration of low-income individuals and families in one neighborhood. Although there is an increase in the availability of rental units (including those with a higher number of bedrooms per unit), rents on premium units continue to be high and can be beyond what is affordable for low-income families. Due to a change in the ownership of a number of properties, maintenance has declined and some of these properties are in substandard condition. These are lower rent units that are occupied by students and low-income families.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

The City utilizes CDBG funds to address the unmet and/or underserved needs of the community. The 2019 Annual Action Plan includes five projects:

- Owner Occupied Residential Rehabilitation - a combination 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/Improvements - infrastructure improvements in residential 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.
- Administration/Planning - overall program management and oversight for program compliance.

Since the original submission of the Five-Year Consolidated Plan 2015-2019, 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 continued to be an issue. It is believed that the low funding level of the previous program no longer met the needs of the community and contributed to a decrease in applications for assistance. The program has been reconfigured to include Small 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 level of funding for larger repairs of \$5,001 to \$15,000 has been established for roof replacement, soffits, gutters, sewer line replacements and window replacements. The program will provide the first \$5,000 as a forgivable loan (grant) with remaining amounts up to a total rehab amount of \$15,000 (or \$10,000 in additional funding) to be configured as a no-interest repayable loan. The loan portion of the funding will be secured by a lien against the property that is due and payable at the time ownership to the property is conveyed or transferred for any reason.

In addition, new project needs were identified under Public Facilities/Improvements. A new project was added to provide fiber optic for broadband access in a low-income residential neighborhood. Street lighting will be added in 2019 to accommodate a project to improve safety in the same neighborhood. In addition, the City identified a need for demolition of abandoned/condemned residential structures. Funds allocated for this use in 2018 will be used to complete demolition of the target properties in 2019.

The City remains committed to addressing the emerging needs within the community.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

This amendment to the 2019 Annual Action Plan was made available in print format at City Hall in the Community Development Department and at Finance Department Front Desk in City Hall and at the DeKalb Public Library for a 30-day comment period. The City published a Public Notice advising residents of the Public Hearing to solicit citizen input. The amendment to the 2019 Annual Action Plan was also posted on the City website. 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.

INSERT COMMENTS TO AMENDMENT

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

INSERT SUMMARY OF COMMENTS TO AMENDMENT

## **7. Summary**

The City of DeKalb is a unique community. Although still a small rural city in many ways, the overall suburbanization of the area and the presence of a large university impact the community. The current median age in the City is 24.2 years due to the high number of college students. Many students are low-income and are concentrated in the neighborhoods nearest to the university. In recent years, enrollment at NIU decreased and has not yet recovered to former levels. This 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 and families in the northwest corridor of the City. The combined population of students and families is 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 these issues.

**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 2019 Annual Action Plan, please contact:

Joanne Rouse  
 Community Services Coordinator  
 200 South Fourth Street  
 DeKalb, IL 60115  
 815-748-2366  
 Joanne.Rouse@cityofdekalb.com

## **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 local agencies that provide housing and supportive services to low-/moderate-income residents as part of the process in creating the Plan. Staff also does outreach to local networking groups, community collaborations, and the directors and administrators of various social service agencies throughout the program year to stay in touch with issues that impact the community. 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 2017, the City initiated a task force to intensively study one 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 in the City. Professional consultants were hired to perform a comprehensive study of the neighborhood. The task force produced a final product titled the “Annie Glidden North Revitalization Plan” which has been incorporated into the City’s planning activities. Information from this study has been reviewed and incorporated into this Action Plan, along with input from the local Police Department, the Public Works Department, and members of the original task force who represent a wide range of interests and investments in the City. Although the task force has officially disbanded, the work started by this group continues through a number of community-led committees. The finished plan remains a priority for the City and staff continues to attend all community meetings and activities related to this effort.

### **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 Public Services funding subrecipients to provide efficient, coordinated services to the community. City staff participate in local networking groups for service providers and on local committees to help identify community needs. As of June 2018, the CDBG Grant Administrator joined City staff on a full-time basis. This has allowed for increased participation in local networking groups to enhance collaboration and the coordination of services. Collaboration is a core value for the City. Staff works closely 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.

### **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.**

During 2018, the City remained an active member of the DeKalb County CoC and attended all meetings to participate in the process of planning services for the homeless. The CDBG Grant Administrator was appointed as a member of a four person committee from the local CoC to investigate the possibility of a merger between the DeKalb County CoC and the Rockford/Winnebago/Boone CoC. The merger was encouraged by HUD as a means for both organizations to combine resources and efforts in addressing the needs of the homeless in the north central portion of Illinois. After much discussion and negotiation, the DeKalb CoC executed the documents to accomplish the merger. As of the writing of this document, the merger has taken place. As part of the merger agreement, the DeKalb CoC nominated three of its members to function as Board Members for the new combined CoC. The CDBG Grant Administrator has assumed one of these positions, along with the Director of the Housing Authority of the County of DeKalb and the Executive Director of Hope Haven, the local homeless shelter. Homeless services will be coordinated through the new CoC structure to address the needs of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. New resources will be available through the combined CoC to accommodate the homeless who have needs of a nature that cannot be addressed by local facilities.

**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 have historically administered the local Emergency Shelter Grant (ESG) and have been the responsible parties related to HMIS. This function is now part of the new CoC. The CDBG Grant Administrator is a Board member of the combined CoC and will continue to participate in all CoC meetings and discussions related to the performance standards and outcomes of projects assisted by ESG funds and the policies and procedures for the administration of HMIS .

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



**Table 2 – Agencies, groups, organizations who participated**

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| 1 | <b>Agency/Group/Organization</b>                               | DeKalb County Housing Authority  |
|   | <b>Agency/Group/Organization Type</b>                          | Housing<br>PHA<br>Services - Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Service - Fair Housing<br>Services - Victims<br>Other Government - County<br>Regional Organization<br>Nutritional Services |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Nutritional Services                       |

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|   | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The City maintains a collaborative relationship with the local Housing Authority. The Housing Authority Executive Director, the Executive Director of Hope Haven, and the CDBG Grant Administrator are the local representatives for the new combined CoC and will assist in the coordination of services for the chronically homeless, homeless individuals and families, families with children, and veterans through the new entity. City staff maintains ongoing contact with the Housing Authority to discuss the housing needs of the community and works collaboratively with the Housing Authority on projects related to HUD requirements for fair housing. The City consulted the Executive Director of the Housing Authority to identify the issues related to the provision of affordable housing. There is one major property owner within the City who is no longer eligible for housing voucher subsidies due to the poor condition of their numerous properties. Another large apartment complex has raised their rent rates to such a high level that they no longer qualify within the reasonable rent rates established by HUD for use of Housing Choice Vouchers. Identifying quality landlords who accept housing vouchers is becoming more difficult. This has caused a shortage of affordable one-bedroom units within the community. The most common issue encountered by participants in HA programs continues to be transportation, especially as it relates to housing location, access to education, living-wage employment, and access to goods and services within the community.</p> |
| 2 | <p><b>Agency/Group/Organization</b></p>   | <p>City of DeKalb</p>  |
|   | <p><b>Agency/Group/Organization Type</b></p>  | <p>Other Government - Local<br/>Civic Leaders<br/>Grantee Department</p>   |

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| <p><b>What section of the Plan was addressed by Consultation?</b></p> | <p>Housing Need Assessment<br/> Homelessness Strategy<br/> Non-Homeless Special Needs<br/> Economic Development<br/> Anti-poverty Strategy<br/> Lead-based Paint Strategy<br/> Unit of Local Government</p> |
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**Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?**

Building Department - CDBG Grant Administrator met with the Chief Building Official to discuss his professional opinion of the needs within the low-/moderate-income residential areas of the City. The most frequently encountered issues among owner-occupied dwellings are roofs in poor condition, structural issues created by substandard modifications performed by the owner, peeling paint and rotting wood on older homes, older housing stock with a high probability of lead-based paint, and electrical issues caused by owner initiated "repairs" that do not meet code. There are also a number of foreclosed homes where the mortgagor has not taken possession so it is difficult to identify the party responsible for maintenance. There are currently 2 part-time Code Enforcement officers employed by the City. Code Enforcement is working to get a grasp on current needs by identifying the worst cases first to better utilize the funds the City has for rehabilitation of derelict properties. The challenges include a large stock of older homes. There is a large level of need for improvement in property maintenance in a number of neighborhoods. The outcome of the consultation is to identify ways CDBG and Code Enforcement can work together to improve the owner-occupied stock of housing in low-/moderate-income neighborhoods that are showing signs of distress. This will arrest further deterioration from taking place and help improve the stock of affordable housing within the City. Ward 4 and 6 Resident Meeting - The CDBG Administrator attended a meeting hosted by the 4th and 6th Ward Alderman to observe the proceedings and make note of the concerns expressed by citizens. Approximately 10 to 12 residents were present. Concerns expressed included traffic changes caused by current construction projects, the impact of new development in Ward 6, reaction to a proposal to allow backyard chickens, neighborhood noise regulations, past and proposed use of TIF Funds, an expressed desire for new business and industrial development to help alleviate the tax burden on local homeowners, and support for a long-term plan for the improvement and sustainability of local streets. The anticipated outcome of the observation was to identify issues expressed by residents.

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| 3 | <b>Agency/Group/Organization</b>   | DeKalb School District 428   |
|   | <b>Agency/Group/Organization Type</b>  | Services - Children<br>Services - Homeless<br>Services - Education<br>Other Government - Local<br>Regional Organization<br>School District   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Non-Homeless Special Needs<br>Local School District   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | CDBG Grant Administrator contacted the Director of Student Services and Homeless Liaison for the local school district to identify unmet needs and issues encountered. The Director reported that the City and County have housing available but families with children are struggling to secure housing that is affordable and safe. There are a number of families that are transient, causing children to "hop" from school to school within the District while parents attempt to locate appropriate housing. Those who cannot locate housing report limited services from the local homeless shelter, which tends to be at maximum capacity due to the high level of local demand. The District utilizes McKinney-Vento funds to meet urgent needs and provide students with supplies. The District has a food pantry that provides free, healthy food to approximately 70 families per week with over 500 families registered for assistance. The major issues are families living in a food dessert, an unmet need for appropriate, affordable after-school activities for children, and a need for affordable housing that is safe and sanitary that is located in areas that are appropriate for families. The anticipated outcome of the consultation was to identify areas of unmet need to better target services. |

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| 4 | <b>Agency/Group/Organization</b>                               | VOLUNTARY ACTION CENTER (VAC)   |
|   | <b>Agency/Group/Organization Type</b>                          | Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Regional Organization<br>Transportation and Nutrition Services |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Transportation and Nutrition   |

**Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?**

The CDBG Administrator contacted the Executive Director of VAC to identify the issues impacting their services. VAC is a partner in the newly reconfigured transit system that resulted from the consolidation of TransVAC and the Huskie Bus Line. The consolidation of transportation services has gone well, with ongoing adjustments being made to best meet the needs of the community. There has been an expansion of service areas and service hours as a result of the merger. Areas of unmet need continue to be addressed. However, as the poverty population within the City continues to rise, additional neighborhoods will require transportation services to meet the underserved needs. The addition of new routes to expand services and hours will be dependent on the ability of the system to acquire the needed funding. VAC is also the local provider for Meals-On-Wheels nutritional services for the elderly and people with disabilities, the provider of meals at congregate meal sites for senior citizens, and the provider of the Summer Meals Program for school-aged children who are eligible for the free or reduced school lunch program. At the present time, Meals-On-Wheels has a sizable Wait List of residents needing services that cannot be served due to a lack of funding. Congregate meal sites for senior citizens have already experienced a reduction in the number of days per week that meals are provided, and some sites may need to be combined with other sites in order to continue this service. The Summer Meals Program sites will also need to be combined with the number of sites reduced. These changes are due to funding cuts in the federal food programs. Residents in need of nutrition services may not be able to access the programs that address these needs. VAC is being forced to rely on increased local support at a time when local funding may not be able to fill the gap. The anticipated outcome of the consultation is to identify the scope of unmet needs in order to assist in the prioritization of resources.

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| 5 | <b>Agency/Group/Organization</b>                               | SAFE PASSAGE   |
|   | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Services - Victims<br>Regional Organization<br>Sexual Assault Services |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Homeless Needs - Families with children<br>Homelessness Strategy<br>Non-Homeless Special Needs   |



**Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?**

The CDBG Grant Administrator consulted with the Executive Director to discuss the issues and needs of the residents served by Safe Passage. The issues encountered include a lack of available psychiatric and substance abuse services within the community. Although there are locations that provide psychiatric services, not all offices accept the State medical card. Of those that do, capacity is an issue. There are no inpatient substance abuse treatment centers for people who need more intensive intervention and treatment. Another issue is the number of domestic violence victims who report a history of strangulation during domestic violence incidents. The shelter is recognizing an increasing need for the screening and evaluation of victims for traumatic brain injuries and invisible neck injuries. These injuries can impact survivors' ability to achieve financial and emotional independence. The shelter reports reasonable levels of success in securing housing for DV victims. The shelter provides 10 apartments that are used for transitional housing and has a good relationship with the local housing authority, who provides a preference point for victims of domestic violence. Transportation continues to be an issue. The shelter has developed a relationship with Lyft for direct rides using VOCA (Victims of Crime Act) funding. The shelter devotes a portion of its resources doing prevention work in schools to stem the rise of domestic violence. Student receive training on dating violence and healthily relationships. There have been two murders of local residents as a result of domestic violence. Safe Passage would like to see a greater level of community involvement to address this issue and put preventative measures in place. The anticipated outcome of the consultation is to identify unmet needs and gaps in services related to domestic violence. The shelter reports they are seeing an increase in the level of need for other community services for the victims of domestic violence.

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| 6 | <b>Agency/Group/Organization</b>                               | Kishwaukee Family YMCA  |
|   | <b>Agency/Group/Organization Type</b>                          | Services - Children<br>Services - Health<br>Services - Education<br>Childcare |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Non-Homeless Special Needs  |

**Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?**

The CDBG Grant Administrator consulted with the Executive Director of the YMCA to identify the unmet needs the Y encounters in the population they serve. Food insecurity is a major issue. The Y responds to this by providing meals and snacks at summer day camp, in the after school program, and at Camp Power. The Y is also an open Summer Meals site where any child can receive a free lunch during the summer months when the free and reduced school lunch program is not available. The Y collaborates with VAC to provide these services. The Y provides a regular childcare program and accepts the state subsidies given to low-income families in their programs. Approximately 50% of the children in the summer day camp program are from low-income families. The Y views affordable childcare as an essential support for low income families that allows them to work to improve the quality of life for their families. The Y is also the organizer and service provider for Camp Power, a summer program that is held on-site in the largest HUD subsidized property in the City. This property is located in a neighborhood with the highest concentration of low income and minority residents in the City. Outreach to the local Hispanic population with culturally appropriate services was cited as an issue. This is a population that tends to be of lower income but does not access current programs and services. This could be due to a language barrier or to other concerns. A lack of funding impacts the Y's ability to perform the outreach and programming it would like to perform. The anticipated outcome of the consultation is to identify issues the Y encounters to better target resources and programming.

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| 7 | <b>Agency/Group/Organization</b>   | DeKalb County Youth Service Bureau  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Children<br>Services – Homeless<br>Services - Education<br>Services - Victims<br>Child Welfare Agency<br>Youth Counseling  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The CDBG Grant Administrator met with the Executive Director of YSB. Bullying and safety are issues both in school and in the community. YSB provides counseling and services for youth including runaways and lock-outs. Finding safe temporary housing for runaways is difficult. There are no temporary foster homes for this population in the community. YSB also addresses substance abuse issues in youth and is encountering an increase in the use of vaping equipment as a means to administer THC. Students are using devices disguised as pens and flash drives while in school. Out of school suspensions are increasing, while in-school suspensions are decreasing. Social media is also an issue. Cyber bullying is present in the junior high age group. To counter this, YSB provides classes to 4th & 5th graders to address the issue prior to the time they obtain personal phones. The anticipated outcome of the consultation is to identify issues that are impacting local youth and gaps in services. |
| 8 | <b>Agency/Group/Organization</b>   | University Village  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing   |

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| <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy   |
| <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | <p>The CDBG Grant Administrator met with the Manager and staff of University Village (UV). UV is the largest private provider of subsidized housing in the community. The goal of the meeting was to identify the unmet needs of tenants at this property. UV staff stated that there is a need for positive activities for the children who reside at the property. There is also a need for affordable, accessible childcare. Residents state this is a barrier to obtaining and maintaining employment. There are 534 apartments in the complex. Few residents utilize the on-site services offered by local social service agencies. Staff is unsure why this is the case but stated engaging residents is an issue. Staff would like to see more positive interactions with the local police. There is also a need for positive male role models for the children. UV staff provides new residents with an extensive orientation upon lease-up that includes program and property rules and a list of community resources for assistance. The anticipated outcome of the consultation is to identify the unmet needs of the residents of UV and identify ways to engage residents to link them to the resources they need.</p> |

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| 9 | <b>Agency/Group/Organization</b>                               | DeKalb County Community Gardens   |
|   | <b>Agency/Group/Organization Type</b>                          | Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Regional Organization<br>Food pantry and community gardens |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Anti-poverty Strategy   |

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|    | <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The CDBG Grant Administrator met with the Executive Director of DeKalb County Community Gardens (DCCG) to identify the unmet needs of the population it serves. DCCG is very active in the northwest corridor of the City and a partner in the University Village Collaborative. DCCG provides access to healthy food via their Community Gardens Program which teaches low-income individuals how to grow, harvest, and prepare healthy food, and through the Grow Mobile, a mobile food pantry that provides food at low-income properties and various social service agencies within the community. DCCG reports access to food has improved. Police statistics for the north-west corridor are showing a decrease in crime but the myth that the neighborhood is unsafe persists and needs to be addressed. Access to opportunities for job training and employment were cited as issues. Although residents can obtain minimum-wage positions, focus should be placed on training for meaningful careers that provide a living wage. DCCG reports making progress in building relationships with the residents of the neighborhood. There is a need to bridge this neighborhood with the larger community and incorporate the residents as part of the City. Fear is a barrier to the full inclusion of this neighborhood. The anticipated outcome of the consultation is to identify issues that impact people of low-income to better target programs and services that address their needs.</p> |
| 10 | <p><b>Agency/Group/Organization</b></p>   | <p>DeKalb County Community Mental Health Board</p>   |
|    | <p><b>Agency/Group/Organization Type</b></p>  | <p>Services - Children<br/> Services - Elderly Persons<br/> Services - Persons with Disabilities<br/> Services - Victims of Domestic Violence<br/> Services - Homeless<br/> Other Government - County<br/> Regional Organization<br/> Community Mental Health Board</p>  |

|   |  |
|---|--|
| <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Mental Health Needs</p>   |
| <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>The CDBG Grant Administrator met with the Executive Director of the Community Mental Health Board to identify issues and unmet needs related to mental health. The Board recently approved their one-year and three-year plans. Several issues were identified: access to mental health services for children 0-7 years of age, support for parents of children 0-7 years of age who have a diagnosis of mental illness, a shortage of professionals entering the field of mental health, difficulty recruiting mental health professionals to small town and rural settings, and a lack of diversity in mental health professionals that results in some populations failing to seek services. The Mental Health Board has a comprehensive plan to begin addressing these issues. They are currently working with the DeKalb Police Department on a collaboration to provide training to law enforcement officers on positive interactions with individuals with mental health issues, are investigating crisis intervention training opportunities for law enforcement, and are investigating creating a local triage center. The anticipated outcome for the consultation is to identify local issues related to mental health and opportunities to facilitate better services on a local level.</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 2019 Plan. No agency types were intentionally excluded. Additional contacts received during the public comment period will be added to the Plan prior to submission to HUD. The Plan was published and distributed to all interested parties with a request for review and 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 | In February of 2019, the DeKalb County CoC that addressed the needs of the homeless in DeKalb County merged with the Rockford/Winnebago/Boone CoC. The CDBG Administrator has been appointed as a Board member of the new combined CoC and will attend all meetings to ensure that the goals of the City's Consolidated Plan coordinate with the work of the CoC. The City provides financial support to the local agencies who are members of the new CoC through CDBG Public Services and the City's Human Services Funding to ensure the local efforts to meet the needs of homeless individuals and families, families with children, the chronically homeless, veterans, and unaccompanied youth are appropriate and effective. |

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The 2019 Annual Action Plan is the City's response to the needs identified within the community. In 2018, resources were reallocated from under-utilized programs to fund new or expanded programs for the benefit of residents of the City. This focus continues in the 2019 Plan. Public outreach continued during the 30-day comment period for the Plan, and outreach and education will continue throughout the year to inform the community of the services provided by the CDBG grant.

## **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 2019 CDBG Annual Action Plan was open from May 11, 2019 through June 10, 2019, with a Public Hearing held at the regular meeting of City Council on June 10, 2019. The City issued a press release on May 10, 2019, 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 feedback on the Plan. The City requested public feedback as a mechanism to improve the Plan and incorporate the needs identified by the community.

### 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 amendment to the 2019 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. | INSERT COMMENTS              | N/A  | <a href="http://www.cityofdekalb.com">www.cityofdekalb.com</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) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 2          | Newspaper Ad     | Non-targeted/broad community | A Public Notice was published on July 12, 2019 to notify residents that public comments were being solicited and accepted related to the amendment to the 2019 Annual Action Plan. A public comment period was open from July 13, 2019 through August 12, 2019. 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 copy to the DeKalb Public Library and City Hall. | INSERT COMMENTS              | 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 amendment to the 2019 Annual Action Plan, along with instructions on how to access the documents on the City website and how to submit comments. | INSERT COMMENTS              | 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 August 12, 2019. The public was invited to attend to 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 amendment to the 2019 Annual Action Plan, the public comment period, the Public Hearing, and how to make comments and provide feedback on the plan. | INSERT COMMENTS              | 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. Tax Increment Financing (TIF) Districts in DeKalb allow for a variety of independent projects. The City's General Fund supports many organizations and projects throughout the community as well. 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 439,129                          | 0                  | 169,822                  | 608,951   | 0   | The City will utilize the PY 2019 funding on Housing Rehabilitation, Public Services, and Public Facilities with a portion dedicated to the overall administration of the program. Carry-over funds will be added to Housing Rehabilitation to fund additional activities that support the maintenance of affordable housing. |

| 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   | 0   | 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         | 50,000                           | 0                  | 0                        | 50,000    | 0   | The City allocates \$50,000 from TIF District #1 to facilitate housing improvements and rehabilitation in designated neighborhoods within the City.                |

**Table 5 - Expected Resources – Priority Table**

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

The City contributes TIF funds to support housing rehabilitation projects in specific areas of the City and will use carry-over funds from prior years to increase the total number of households served . 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 publicly 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, 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<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development                               | City Wide       | Affordable Housing  | CDBG:<br>\$229,822<br>Tax<br>Increment<br>Financing:<br>\$50,000 | Homeowner Housing<br>Rehabilitated: 12<br>Household Housing Unit  |
| 2          | Public Services Program                       | 2015       | 2019     | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development<br>Transportation | City Wide       | Homelessness<br>Job Training<br>Non-Housing<br>Community<br>Development/Public<br>Services<br>Transportation Services | CDBG:<br>\$65,860<br>General<br>Fund:<br>\$144,500               | Public service activities<br>other than<br>Low/Moderate Income<br>Housing Benefit: 330<br>Persons Assisted<br>Homeless Person<br>Overnight Shelter: 300<br>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: \$225,444 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted |
| 4          | Administration/Planning   | 2015       | 2019     | Non-Housing Community Development General Administration | City Wide       | Affordable Housing<br>Homelessness<br>Job Training<br>Non-Housing Community Development/Public Improvements<br>Non-Housing Community Development/Public Services<br>Transportation Services<br>Demolition | CDBG: \$87,825  | Other: 1000 Other  |

Table 6 – Goals Summary

### Goal Descriptions

|   |                         |   |
|---|-------------------------|---|
| 1 | <b>Goal Name</b>        | Owner Occupied Housing Rehabilitation Program   |
|   | <b>Goal Description</b> | Loan-to-grant program provides low-/moderate-income property owners assistance with small 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. Combination Forgivable Loan/Repayable Loan program to provide low-/moderate-income property owners assistance with larger repairs of \$5,001 to \$15,000 in total expenses such as sewer replacements, roof replacements, new soffits, fascia, gutters, and window replacements. The program will also provide people with disabilities with assistance to make major accessibility modifications to owner-occupied residences. The first \$5,000 in funding is a forgivable loan. Amounts over \$5,000 and up to a total of \$15,000 in rehab funding are a no-interest repayable loan that is secured by a lien against the property that must be repaid when ownership of the property is transferred for any reason. |
| 2 | <b>Goal Name</b>        | Public Services Program   |
|   | <b>Goal Description</b> | 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 | <b>Goal Name</b>        | Public Facilities Program   |
|   | <b>Goal Description</b> | To assist in large scale infrastructure improvements in low-/moderate income residential areas within the City that support the sustainability of the neighborhoods and increase access. In 2019 funds will be used to install solar-powered smart grid enhanced street lighting in the Annie Glidden North neighborhood located in the northwest corridor of the City.   |
| 4 | <b>Goal Name</b>        | Administration/Planning   |
|   | <b>Goal Description</b> | Overall program management, coordination, monitoring, and evaluation. Planning activities to address targeted special needs in the City.  |

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City has 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. The City's need for improved infrastructure and accessibility are addressed through the Public Facilities Program.

### Projects

| # | Project Name                              |
|---|---|
| 1 | Administration/Planning                   |
| 2 | Owner Occupied Residential Rehabilitation |
| 3 | Public Facilities Program                 |
| 4 | Public Services                           |

Table 7 - Project Information

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

The City's CDBG program is relatively small. It was determined that the most impactful use of 2019 funds would be to restrict the number of projects and allocate the resources to projects that could yield the desired outcomes. These projects include the Owner Occupied Residential Rehabilitation Program, the Public Services Program, and the Public Facilities Program. This program of projects assists the City in addressing the priority needs of the community. A portion of CDBG funding is reserved for the administration, oversight and management of the projects.

**AP-38 Project Summary**  
**Project Summary Information**

|   |  |   |
|---|--|---|
| 1 | <b>Project Name</b>  | Administration/Planning   |
|   | <b>Target Area</b>   | City Wide   |
|   | <b>Goals Supported</b>   | Administration/Planning   |
|   | <b>Needs Addressed</b>   | Affordable Housing<br>Non-Housing Community Development/Public Improvements<br>Non-Housing Community Development/Public Services<br>Homelessness<br>Transportation Services<br>Demolition   |
|   | <b>Funding</b>   | CDBG: \$87,825  |
|   | <b>Description</b>   | Overall program management, planning, and oversight for program compliance.   |
|   | <b>Target Date</b>   | 3/31/2020   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Administration includes oversight of all CDBG projects and activities. The estimated number of residents to benefit from this activity is 1000 over all CDBG activities included in the plan.   |
|   | <b>Location Description</b>  | Administration is housed in the Community Development Department of the City, but activities under Administration include home visits and site visits to projects and subrecipients. The location description for this activity is city-wide.   |
|   | <b>Planned Activities</b>  | Overall program management, planning, and oversight for program compliance. Implementation of identified activities to support the goals of the plan.   |
| 2 | <b>Project Name</b>  | Owner Occupied Residential Rehabilitation   |
|   | <b>Target Area</b>   | City Wide   |
|   | <b>Goals Supported</b>   | Owner Occupied Housing Rehabilitation Program   |
|   | <b>Needs Addressed</b>   | Affordable Housing  |
|   | <b>Funding</b>   | CDBG: \$229,822<br>Tax Increment Financing: \$50,000  |
|   | <b>Description</b>   | A forgivable loan-to-grant program for small 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/repayable loan program for larger repairs of \$5,001 to \$15,000 for major home repairs. |

|   |  |  |
|---|--|--|
|   | <b>Target Date</b>   | 3/31/2020  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The City estimates that 12 households will be assisted with housing rehabilitation services during the 2019 Program Year.  |
|   | <b>Location Description</b>  | The program is available city-wide to income-eligible households.  |
|   | <b>Planned Activities</b>  | Rehabilitation of existing low- to moderate-income owner-occupied single-family housing stock to include plumbing upgrades; electrical upgrades; roof replacement; gutters, soffits and fascia; repair/replacement of incoming water lines and sewer connections; furnace replacement; water heater replacement; and replacement of windows to increase the energy efficiency of the home. Accessibility modifications are available for homeowners and renters. |
| 3 | <b>Project Name</b>  | Public Facilities Program  |
|   | <b>Target Area</b>   | City Wide  |
|   | <b>Goals Supported</b>   | Public Facilities Program  |
|   | <b>Needs Addressed</b>   | Non-Housing Community Development/Public Improvements  |
|   | <b>Funding</b>   | CDBG: \$225,444  |
|   | <b>Description</b>   | Infrastructure improvements in neighborhoods where more than 51% of the households are low-/moderate-income.   |
|   | <b>Target Date</b>   | 3/31/2020  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The project for 2019 is a smart-grid enabled solar-powered street lighting project in a densely populated low-/moderate-income neighborhood in the City.   |
|   | <b>Location Description</b>  | Enhanced lighting to improve safety and security in the Annie Glidden North neighborhood located in the northwest corridor o the City. The precise location of the lighting will be determined by an analysis of the areas of greatest need.   |
|   | <b>Planned Activities</b>  | Addition of smart grid solar-powered street lighting to enhance safety and security in the Annie Glidden North neighborhood.   |
| 4 | <b>Project Name</b>  | Public Services  |
|   | <b>Target Area</b>   | City Wide  |
|   | <b>Goals Supported</b>   | Public Services Program  |



|  |  |
|--|--|
| <b>Needs Addressed</b>   | Non-Housing Community Development/Public Services  |
| <b>Funding</b>   | CDBG: \$65,860<br>General Fund: \$144,500  |
| <b>Description</b>   | 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.   |
| <b>Target Date</b>   | 3/31/2020  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The City estimates a total of 300 residents will benefit from services targeted to meet the needs of the homeless and an additional 335 residents will benefit from general public services funded by CDBG. City of DeKalb Human Services Funding greatly enhances these numbers by providing funding to thirteen agencies that provide services to the homeless, victims of domestic violence, abused children, the elderly, people with disabilities, and people of low-income who reside in the City. |
| <b>Location Description</b>  | The agencies funded by CDBG Public Services funding are located throughout the City and in the surrounding area. All funded agencies provide direct services to residents of DeKalb.   |
| <b>Planned Activities</b>  | Public services are targeted to meet the non-housing community needs of low-income and special needs populations in 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 designated 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 focused in low-/moderate-income residential neighborhoods within the City and are identified as needs arise. Public Services are available to all residents of the City. Funded agencies 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 8 - 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 past housing studies which profiled the composition of the community as broken into 24 distinct neighborhoods. This information is incorporated into the consideration of proposed CDBG projects. The City also utilizes census maps. The 2010 map of Low-/Moderate-Income census tracts does not always provide the best depiction of the distribution of low-/moderate-income households. A number of low-/moderate-income neighborhoods are included in census tracts that also contain much more affluent neighborhoods. This distorts the average income for these tracts and makes the use of CDBG funds in these areas problematic. The City is addressing this concern with the U.S. Census Bureau prior to the 2020 Census with the goal of designating census tracts that are a more accurate reflection of income levels. The City is also working with the census to promote a complete count of all residents to ensure that census numbers are an accurate and true reflection of the composition of the community. The City currently 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 these residents and improves the sustainability and desirability of neighborhoods. The Owner Occupied Residential Rehabilitation Programs assists low-/moderate-income residents in securing needed repairs so they can maintain a safe, affordable place to live.

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

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

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

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

#### Discussion

The Owner Occupied Residential Rehabilitation Program directly supports affordable housing by providing low-/moderate-income residents with a means to secure needed repairs for their homes. Assistance is targeted to provide individuals or families that have insufficient resources or who are unable to obtain necessary credit at an affordable cost the opportunity to make repairs that improve the quality and sustainability of their housing. 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. This program contributes to the maintenance of more stable neighborhoods with safe, affordable, and accessible housing for people of low-/moderate-income. During 2018, the City expanded the Owner Occupied Residential Rehabilitation Program to accommodate larger projects. Eligible residents can now obtain up to \$15,000 in assistance. The first \$5,000 in funding is a forgivable loan (grant).

Additional amounts up to a total of \$15,000 (or \$10,000 in additional funding) are structured as a no-interest repayable loan that is not due until ownership of the property is transferred. This will allow the program to provide more extensive repairs that support a safe, affordable place to live for low-/moderate income homeowners.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City maintains a close working relationship with the local housing authority to coordinate efforts to align goals and activities to address areas of concern and to not duplicate projects, services, or efforts. The City is collaborating with the HA on a project to update the Analysis of Impediments to Fair Housing for the City and the County as a tool for both agencies in their efforts to ensure fair housing practices within the community.

The 2013-2017 American Community Survey 5-year estimates list 17,070 housing units within the City. Of that total, 15,046 (88%) are estimated to be occupied. 5,658 are owner-occupied and 9,388 were renter-occupied. The Housing Authority administers 586 Housing Choice Vouchers, 280 public housing units, 66 Shelter Plus Care Units, 25 VASH Vouchers, and 12 multi-family units for a total of 969 housing subsidies within DeKalb County. Of the Public Housing units, 180 are located within the City. In addition, 479 of the total Housing Choice Vouchers (82%) are currently being used to subsidize housing in market-rent units in the City. At the present time, there are over 1,600 applicants on the Public Housing Wait List and 2,522 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 maintains close communication with the HA and 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. The HA 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 this need. The City will continue to work with the HA and other local housing providers to identify the most appropriate methods for increasing the stock of affordable housing.

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

### **Introduction**

Homeless and Other Special Needs activities are addressed through CDBG Public Services funding and City of DeKalb Human Services Funding. While services related to homelessness are supported by both of the above programs, the majority of funding for homeless services flows directly to the shelter through the CoC and from other sources secured by the Hope Haven. There is substantial community support for the local agencies who provide services to disadvantaged populations, and the City, other social service agencies, the homeless shelter, and the HA all work together to ensure these needs are addressed.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

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 the CoC Coordinated Point of Entry for emergency shelter and services that are focused on providing long-term solutions to prevent future homelessness. Victims of domestic violence and/or sexual assault 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 the CoC for safe placement.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City works closely with the homeless shelter, the HA, and other local service providers to ensure that the emergency shelter and transitional housing needs of homeless persons are 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 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 CDBG Public Services and City of DeKalb Human Services funding.

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

The local homeless coalition 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, the CoC, and other 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 Rockford/DeKalb/Winnebago/Boone CoC. The City also provides both CDBG and Human Services Funding to the local 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 and local government work together to ensure 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. Many areas of the City are zoned Single Family Residential (SRF) which does not allow the construction of multi-family housing units. There are occupancy restrictions within the code that limit the number of unrelated individuals living together and sections that limit the density of housing to no more than 12 dwelling units per acre. Developers may view these limits as too restrictive to construct a sufficient number of affordable units to be profitable.

The occupied housing stock in the City is 55% rental and 33% owner occupied. 12% of total housing units are currently vacant. Additional capacity includes group quarters that consist of on-campus residence hall units. 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 resulted in an increased number of vacancies in what was formerly considered student housing. The majority of these rental units are located in one neighborhood in the northwest corridor of the City that is close to campus. It is estimated that 25% of the total population of the City lives in this area. Families seeking rental housing are moving into this neighborhood because this is where units are available and the units in this area 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 main locations for crime and drug-related activity in the City. There is also a strong sentiment of "NIMBY" that is difficult to counteract 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 sited 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. Although affordable housing advocates are seeking ways to dispel the stigma attached to subsidized housing, the community remains fearful that additional subsidized units 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 facilitated a study with members of the community and NIU 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 (the AGN Revitalization Plan) are being used to address the needs of the neighborhood and to guide the planning of future development. The City is also actively working with the largest privately owned subsidized housing provider in this area to provide services targeted to residents' needs. Rehabilitation of the physical structure is almost complete, and the City is working with residents and local social service agencies to bring the 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 avenue for the retention of 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 identified needs. HUD allows entitlement communities to use a maximum of 15% of the CDBG Entitlement Grant for public services programs. The City invests this amount every year to support community-based services that address residents' needs. As with most communities, requests for this support greatly 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 funds are used efficiently and effectively to meet the underserved needs of low-/moderate income residents.

### **Actions planned to address obstacles to meeting underserved needs**

One obstacle to meeting underserved needs is a lack of awareness on the part of residents as to what services are currently available within the community. 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 City programs and will provide links to other services within the community that can be of benefit to residents. City staff will collaborate between departments to identify residents in need and link them with appropriate resources. Staff will also continue to identify unmet needs in everyday interactions with residents to refer them to City programs or outside resources. The City will participate in community fairs and events to provide outreach to populations who can 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 information sharing 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/moderate-income homeowners in maintaining a safe, affordable place to live. The City will also continue its collaboration with the Housing Authority and other housing providers to advocate for the creation of new affordable housing and the maintenance of existing affordable housing within the City.

### **Actions planned to reduce lead-based paint hazards**

The City will continue 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 housing rehabilitation practices by distributing "The Lead-Safe Guide to Renovate Right" to every homeowner who participates in the Owner Occupied Residential Rehabilitation Program. Every participant is educated about the risk of lead paint in older housing and methods to mitigate that risk when working on their homes. The City will continue to use lead-safe practices in its housing rehabilitation program and will ensure each property passes a lead clearance test when rehabilitation activities disturb painted surfaces in excess of the de minimus levels.

### **Actions planned to reduce the number of poverty-level families**

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

### **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 participation in the CoC and local social service networking groups to aid in the identification of priority needs and solicit input on City programs and services. The City will also collaborate with the Housing Authority to create an updated Analysis of Impediments to Fair Housing to address issues related to housing.

### **Discussion:**

The City is highly invested in meeting the needs of its residents. Staff network, collaborate, and coordinate services to obtain the best possible outcomes for residents in need. Staff will continue to investigate alternative sources of funding for programs and services to address needs that cannot be met through CDBG funding. Communication with stakeholders will be 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 be used to improve the City's aging infrastructure in low-/moderate-income residential areas. 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 efforts through other sources of funding and will continually search for new and creative ways to address community needs. The overall benefit for low-/moderate-income persons is anticipated to be 70% over the next two 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

### Other CDBG Requirements

|   |   |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

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

70.00%

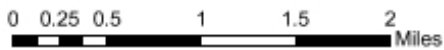
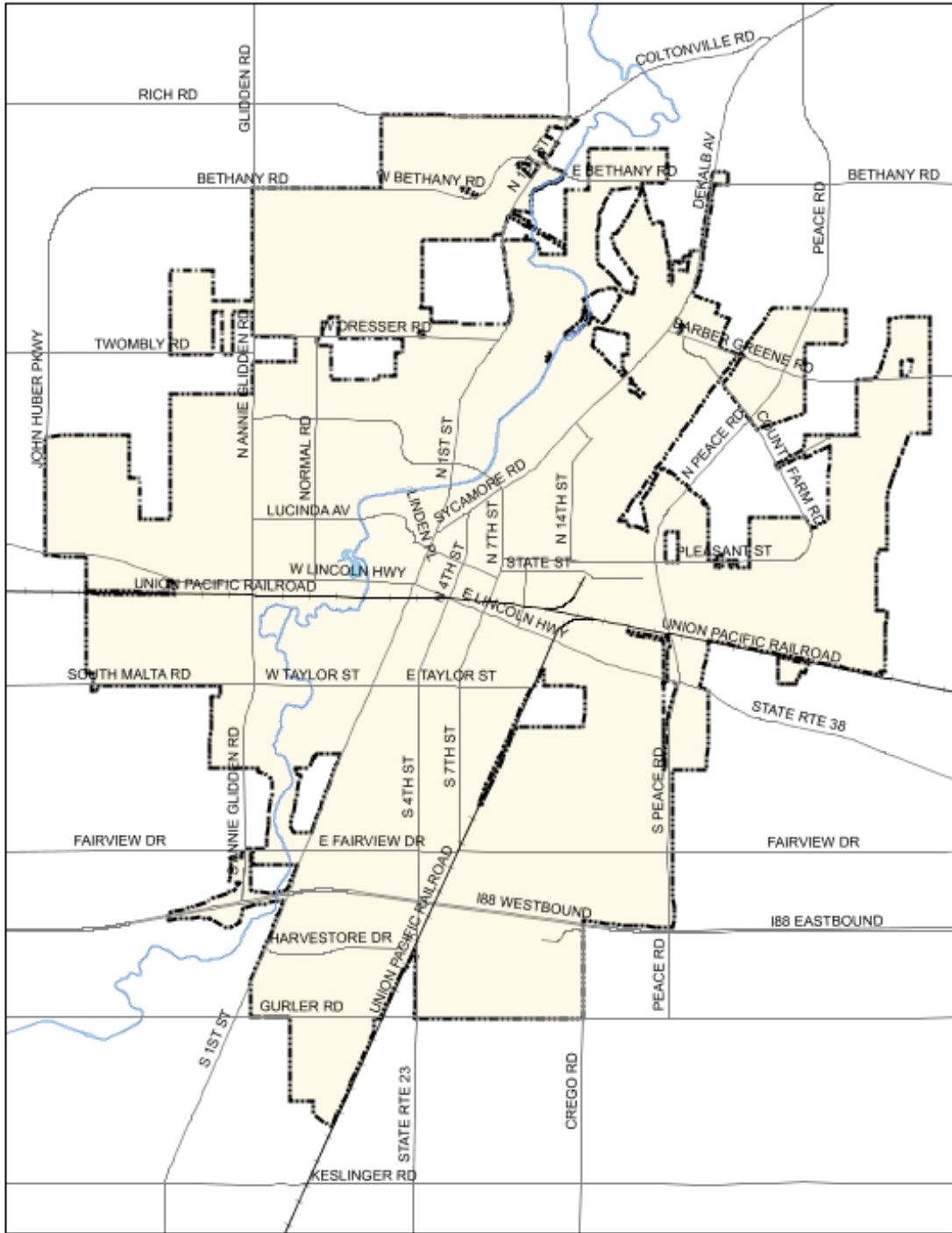
The City does not receive income or funding from the above cited sources. All CDBG programs are targeted to assist low- to moderate-income residents. An initial period of three years was used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit the target population during 2018, 2019 and 2020.

# Attachments

## Grantee Unique Appendices



# Corporate Limits



File: 'Community Development\Corporate Limits.mxd'  
 Created: 12/7/2017 DJE  
 Last Updated: 5/29/2018 DJE

**Sources and Uses of Funds**

| <b>Activities</b>  | <b>2018<br/>Allocation<br/>Funds<br/>Remaining</b> | <b>2018 Carry-<br/>Over</b> | <b>2019<br/>Allocation</b> | <b>Total</b>        |
|--|--|-----------------------------|----------------------------|---------------------|
| 2018 Public Facilities/Improvements – Street Improvements          | \$ 374,758   | \$ 0                        | N/A                        | \$ 374,758          |
| 2018 Public Facilities/Improvements - Sidewalks                    | \$ 39,680  | \$ 0                        | N/A                        | \$ 39,680           |
| 2018 Public Facilities/Improvements – Fiber Optic Broadband Access | \$ 210,000   | \$ 0                        | N/A                        | \$ 210,000          |
| 2018 Demolition  | \$ 35,000  | \$ 0                        | N/A                        | \$ 35,000           |
| 2018 Housing Rehabilitation  | \$ 169,822   | See Below                   | N/A                        | \$ 0                |
| 2018 Public Services   | \$ 0   | \$ 0                        | N/A                        | \$ 0                |
| *2018 Administration   | \$ 46,127  | \$ 0                        | N/A                        | \$ 46,127           |
| 2019 Public Facilities/Improvements – Street Lighting              | N/A  | \$ 0                        | \$ 225,444                 | \$ 225,444          |
| 2019 Public Services   | N/A  | \$ 0                        | \$ 65,860                  | \$ 65,860           |
| 2019 Housing Rehabilitation  | N/A  | \$ 169,822                  | \$ 60,000                  | \$ 229,822          |
| 2019 Administration  | N/A  | \$ 0                        | \$ 87,825                  | \$ 87,825           |
| <b>TOTAL</b>   | <b>\$ 875,387</b>                                  | <b>\$ (169,822)</b>         | <b>\$ 439,129</b>          | <b>\$ 1,314,516</b> |

**\*Please Note: There is \$46,127 in remaining 2018 Administration Funds. Pending payment of the remainder of the 2018 Administrative expenses, any remaining funds will convert to carry-over and be assigned to an existing activity.**