

**APPROVING A SUBSTANTIAL AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT 2021 ANNUAL ACTION PLAN (ONE YEAR USE OF FUNDS) FOR PROGRAM YEAR 28 (APRIL 1, 2021 - MARCH 31, 2022).**

**WHEREAS**, on April 12, 2021, the corporate authorities of the City of DeKalb (the "City") adopted Resolution 2021-027, which approved the Community Development Block Grant 2021 Annual Action Plan (One Year Use of Funds) for Program Year 28 (April 1, 2021 – March 31, 2022);

**WHEREAS**, on July 31, 2022, the Substantial Amendment to the Community Development Block Grant 2021 Annual Action Plan for Program Year 28 (the "Substantial Amendment") was forwarded to the City's corporate authorities and made available to the public for review; and

**WHEREAS**, on August 22, 2022, the City's corporate authorities held a public hearing on the Substantial Amendment;

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

**SECTION 1:** The City's corporate authorities adopt and approve the Substantial Amendment to the CDBG 2021 Annual Action Plan (One Year Use of Funds) for Program Year 28 (April 1, 2021 through March 31, 2022) attached hereto and incorporated herein as Exhibit A to cancel the goals and projects for Acquisition and Economic Development and reallocate the funds to Public Facilities/Infrastructure Improvements, and further authorize and direct the City Manager or his designee to take all necessary acts to effect the Substantial Amendment.

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

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 22<sup>nd</sup> day of August 2022 and approved by me as Mayor on the same day. Passed by 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Barnes. Nay: None. Absent: Faivre.



  
**COHEN BARNES, Mayor**

ATTEST:

  
Ruth A. Scott, Executive Assistant



## **COMMUNITY DEVELOPMENT BLOCK GRANT**

**SUBSTANTIAL AMENDMENT  
ANNUAL ACTION PLAN: 2021  
PROGRAM YEAR 28  
JULY 2022**

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

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

July 2022 - Substantial Amendment to cancel the programs for Acquisition and Economic Development. Funding is reallocated to Public Facilities. Changes to screens AP-05, AP-10, 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 Annual Action Plan outlines the activities which will be undertaken during the program year beginning April 1, 2021 and ending March 31, 2022 using Federal funds granted to the City of DeKalb by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Programs and activities described in this plan are intended to primarily benefit low- and moderate-income residents of the City.

The City's Consolidated Plan: 2020 – 2024 is a living document that is subject to change based on the needs of the community. The City adopted the original version of the Plan on February 10, 2020. It was amended twice in 2020 to add additional CDBG funds in the amount of \$544,324 to prepare for, prevent, and respond to new needs that have arisen as a result of the coronavirus pandemic. New Public Services were added to provide rent/mortgage assistance payments, utility assistance payments, funding for PPE and cleaning supplies to keep essential public services open and available for residents, hotel rooms to safely house survivors of domestic violence when capacity of the local shelter required additional housing to preserve safe social distancing, food and diaper distributions for residents in the Annie Glidden North Neighborhood, Meals-on-Wheels home-delivered meals for the elderly and individuals with disabilities impacted by the coronavirus pandemic, and additional funding was added to the project for free Wi-Fi service in Annie Glidden North to strengthen the signal and enhance access. In addition, funding was reallocated from the existing project to add street lighting in the Annie Glidden North Neighborhood to a new program for Optional Relocation Assistance.

The 2021 Action Plan contemplates the continuation of several activities plus the addition of two new activities. Funding will continue to support community-based Public Services, Public Facilities Improvements in low-/moderate income residential neighborhoods, Administration and oversight for all programs, and housing rehabilitation for owner-occupied dwellings. In addition, two new activities are being added: Acquisition and Economic Development. The new programs will be targeted to the Annie Glidden North Neighborhood to support the goals of the Annie Glidden North Revitalization Plan. Demolition has not been funded in the 2021 plan because the City has received grant funding from the State of Illinois to support this activity in 2021.

The Consolidated Plan provides the framework necessary to coordinate priorities for the use of CDBG funds and other funds for housing and community development activities. Not all objectives identified

in the Consolidated Plan are addressed during a particular year. Also, not all projects necessary to reach goals identified in the Consolidated Plan objectives are undertaken by the City using CDBG funds. The objectives are community-wide and require coordination and partnerships with citizens, other governmental agencies, social service providers, and other private entities.

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

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

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

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

## **3. Evaluation of past performance**

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

The goals and objectives for the Plan were based on the priority needs identified in the 2020 - 2024 Plan. The Plan recognized six strategic areas that corresponded to HUD priority needs categories. Many activities were funded and the collective impact resulted in substantial improvements to the lives and neighborhoods of low-/moderate-income residents of the City.

Expenditures were made for the following programs:

- Housing rehabilitation for low-/moderate-income individuals and families
- Public Services funding to agencies that provide a variety of programs and services to assist families and individuals of all ages
- Public Facilities Projects to repair distressed infrastructure in low-/moderate-income residential areas of the City
- Demolition of abandoned condemned structures in residential areas to remove blight, increase safety, and support property values
- CV-Public Services to prevent, prepare for, and respond to the coronavirus pandemic
- Administration to support the planning, distribution, and funding of target activities and the management, oversight, and monitoring of programs

Measurable progress was made on the objectives that were included in the 2020 - 2024 Amended Consolidated Plan, but not all programs performed at anticipated levels due to the pandemic. Housing Rehabilitation came to a standstill when residents began sheltering in place and both homeowners and contractors were fearful of contact with others outside their household. Schools and daycare centers were closed and agencies were struggling to balance best practices in pandemic prevention with the need to provide in-person services. CV-Public Services, which address pandemic-related needs such as rent/mortgage/utility payment assistance, increased access to food through Meals-on-Wheels and GrowMobile food distributions, access to free diapers, hotel rooms for survivors of domestic violence to preserve social distancing in the DV shelter, and PPE and cleaning products to keep vital agencies open and accessible to the public were in high demand. The City actively worked to meet the goals identified in the Plan and to add new activities based on needs that arose due to the pandemic.

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

Summary from citizen participation section of plan.

The City seeks broad based participation in the planning process for the Annual Action Plan. Citizen input is necessary to shape programs that will provide the greatest benefit to the largest number of individuals. The coronavirus pandemic of 2020 greatly impacted the public input process. During the typical planning period, in-person public meetings and public events were prohibited. Agencies that typically provide feedback on the plan were closed or staff was working from home. Meetings moved to an on-line format that was not accessible to many of the residents that benefit from CDBG funding and projects, and residents of low-income continued to struggle with the day-to-day challenges exacerbated by the pandemic. The City did publicize the availability of the plan and requested feedback.

The following opportunities for public participation were provided:

- Public Notice of availability of the Action Plan. Print copies of the Plan were made available at City Hall and the DeKalb Public Library
- The Plan was posted on the City website for review

- The City's social media accounts publicized the availability of the Plan with information on how to make comments
- A press release was issued to all local media outlets to advise the public of the availability of the Action Plan and opportunities available to make comments
- A 30-day comment period was provided with opportunities to make written comments
- A Public Hearing was held to solicit resident input in-person or via Zoom prior to approval of the Plan

The 2021 Annual Action Plan was amended in July 2022 to cancel the projects for Acquisition and Economic Development with funding reallocated to Public Facilities/Infrastructure Improvements. The following opportunities for public participation were offered:

- Public Notice of availability of the amendment to the Action Plan was published in a local newspaper with information on how to access the plan and submit written comments
- The amended Plan was posted on the City website for review
- A press release was sent to all local media outlets to advise the public of the availability of the amendment and how to submit written comments
- A 30-Day comment period was held starting July 31, 2022 and ending at 5:00 pm on August 29, 2022
- A Public Hearing was held at the regular meeting of City Council on August 22, 2022. Members of the public were encouraged to attend and make in-person comments

## **5. Summary of public comments**

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

No in-person comments were received at the Public Hearing. The City received one written comment during the 30-day comment period regarding the request to create group collaborative housing for households headed by women. The original submission is included as part of this report.

For the amendment to the 2021 Action Plan INSERT COMMENTS

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

There were no comments or views that were not accepted. As stated above, only one written comment was received. All comments are taken under consideration and the City will contact the organization that submitted the comment for additional input.

## **7. Summary**

The 2021 Annual Action Plan is being submitted with moderate changes from prior plans to better reflect the current needs of the community. Resources are being realigned to support priority projects and activities that provide maximum benefit to low-/moderate-income populations. With limited staff and limited financial resources, it is important to focus efforts on activities that yield the greatest positive impact for residents with the greatest level of need.

The Plan is being amended in July 2022 to cancel the projects for Acquisition and Economic Development and reallocate the funds to Public Facilities/Infrastructure Improvements. This change will allow the City to better target current community needs.

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

### Consolidated Plan Public Contact Information

For information on the 2021 Annual Action Plan, please contact:

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



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

### **1. Introduction**

The City strives to ensure broad-based participation in the creation of the plan. Informal conversations were held with local agencies and citizen comments from past public hearings were reviewed to identify unmet needs. The City also reviewed all information provided by community reports, studies, and area plans to identify needs and gaps in services to ensure the activities identified in the Plan are in alignment with available information about present needs.

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

The City works closely with the local Housing Authority and the largest privately owned subsidized housing provider to identify needs and coordinate activities to meet the needs of the community. During 2020, the Housing Authority hired Thomas P. Miller & Associates to perform a comprehensive housing study. The resulting report was shared with the City and reviewed for information pertinent to this Action Plan. The City continues to provide a liaison for the social services collaborative at the largest HUD-subsidized property within the City to monitor funding and ensure the services provided are in alignment with identified resident needs and supports local social services agencies with CDBG funds and General Revenue funds. City staff maintain active memberships in the local CoC and additional networking groups that address needs related to food security, families, pandemic relief, and services for the elderly.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Community Services Coordinator for the City is an active member of the CoC, serves on the CoC Board, and participates on the Scoring and Ranking Committee for applications for CoC funding and the ad hoc subcommittee on Diversity and Inclusion. She was also an active participant on the Collaborative Applicant Contract Committee to assist in creating a new contract for collaborative applicant services to the CoC. The City and County are now part of the larger IL-501 CoC in partnership with the City of Rockford and Boone and Winnebago Counties. DeKalb has three representatives on the CoC Board (the Community Services Coordinator for the City, the Executive Director of the Housing Authority, and the Executive Director of the local homeless shelter) who actively participate in all meetings, committees, and activities of the CoC. DeKalb representatives work with the larger CoC to address the local needs of homeless persons including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness.

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

As noted above, representatives from the DeKalb community, including the Community Services Coordinator for the City, sit on the Board of the CoC and participate in making decisions regarding the allocation of ESG funds, the creation of performance standards, the evaluation of outcomes, and funding, policies, and procedures for the administration of HMIS.

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

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

1	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p><b>DeKalb County Housing Authority</b></p> <p>Housing PHA Services-Housing Services-Homeless Other government - County Regional organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy</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 City maintains ongoing communication with the Housing Authority to address needs related to affordable housing, fair housing issues, and community housing needs.</p>

2	<b>Agency/Group/Organization</b>	<b>City of DeKalb</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Broadband Internet Service Providers Services-Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was held with City staff in various departments to identify potential activities to support resident needs and facilitate community and economic development.  A second consultation was held with City staff to assess current needs and reallocate resources to high priority projects.

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

The City maintains consistent contact with local social service providers, networking groups, and community organizations to maintain awareness of the needs of the community. There are no agency types that were excluded from providing input.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Illinois Homeless Coalition	The City actively participates in the Continuum of Care and works with local agencies to address and eliminate homelessness. The City provides CDBG funds and General Revenue Funds to augment the COC funding that supports local agencies that provide direct services to the homeless.
Annie Glidden North Revitalization Plan	Opportunity DeKalb	The City designated the Annie Glidden North Neighborhood as a target area for investment in the 2020-2024 Five-Year Consolidated Plan and uses the plan as a guide for CDBG investments that support revitalization of this sector of the City.
DeKalb County Comprehensive Housing Needs Study	The Housing Authority of the County of DeKalb	The local Housing Authority commissioned a comprehensive housing study to identify housing needs in DeKalb County. As the largest population center in the County, the report contains valuable information about population, income, current housing, and housing need in the City. The City works closely with the Housing Authority to address local needs related to affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

## **AP-12 Participation – 91.105, 91.200(c)**

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

Citizen participation is an essential component in development of the Plan. Participation by low-/moderate-income persons, persons with special needs, minorities, non-English speaking persons, public housing residents, and persons who provide services to these populations, along with local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community and faith-based organizations is encouraged.

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

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	A press release was sent to all local media outlets to advise the public of the opportunity to review and make comment on the Annual Action Plan including where to access it and how to submit comments.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Non-targeted/broad community	Information on the availability of the Annual Action and a request for comments was posted on all social media accounts for the City. A copy of the Plan was posted on the City website with instructions on how to submit written comments.	The City received on written comment to the Annual Action plan from a local charity that would like the City to use CDBG funds from households headed by women in a group cooperative setting to enable residents to share resources and consolidate programs.	No comments were not accepted.	<a href="http://www.cityofdekalb.com">www.cityofdekalb.com</a>
3	Print copy to Library	Non-targeted/broad community	A print copy of the Annual Action Plan was made available at the DeKalb Public Library for public review and comment.			



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	Newspaper Ad	Non-targeted/broad community	A Notice of Public Hearing was published to advise the public of the upcoming Public Hearing and the availability of a 30-day period to review and comment on the Plan.			
5	Public Hearing	Non-targeted/broad community	A Public Hearing was held at the regular meeting of City Council on April 12, 2021. Members of the public were invited to make comments to Council prior to approval of the Plan.	No in-person comments were received during the Public Hearing. Prior to the hearing, the Mayor read aloud the one written comment that was submitted regarding the creation of a group housing cooperative for households headed by women.	No comments were not accepted.	

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)
6	Public Meeting	Networking for Families	<p>A review of the 2021 AAP with information on how to access the full plan and make comment was presented to Networking for Families on March 23, 2021. Networking for Families is a collaboration of local social service agencies. The twelve agencies in attendance were encouraged to review the plan, share it with agency clients, and make public comment during the 30-day comment period or to attend the Public Hearing and be heard by City Council on April 12, 2021.</p>	<p>No comments were received during the meeting.</p>		

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)
7	Newspaper Ad	Non-targeted/broad community	<p>A Public Notice was published in a local newspaper to advise residents of the proposed changes to the CDBG program with a summary of the updates to take place and information on the date and location of a Public Hearing to review and approve the changes. The publication included information on where to view the documents with an invitation to submit comments.</p>	COMMENTS		

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)
8	Internet Outreach	Non-targeted/broad community	A copy of the amended Plan was posted on the City website for citizen review with information on to submit written comments.	COMMENTS		
9	Newspaper Ad	Non-targeted/broad community	A press release was sent to all local media outlets to advise residents of the proposed changes to the plan with information on how to access the documents related to the changes and how to submit written comments.	COMMENTS		

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)
10	Internet Outreach	Non-targeted/broad community	Information on the availability of the Annual Action Plan and a request for comments was posted on all social media accounts for the City, how to access a copy of the Plan on the City website, and instructions on how to submit written comments.			
11	Public Hearing	Non-targeted/broad community	A Public Hearing was held at the regular meeting of City Council on August 22, 2022 to give citizens an opportunity to make in-person comments prior to Council review and approval of changes to the Plan.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City utilizes a number of funding sources for area projects. There is one remaining Tax Increment Financing (TIF) District in DeKalb that encompasses the Central Business District. TIF funds can be used for a variety of projects and are used when projects meet the program criteria. The City's General Fund provides support to local social service organizations and leverages other CDBG projects throughout the community. The City receives State of Illinois transportation grants that support a number of transit-related projects.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	426,770	0	88,816	515,586	1,200,000	Prior year resources represent funds that are not obligated to programmed activities that are being carried over into the 2021 program year.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	150,000	0	0	150,000	450,000	The City of DeKalb provides an additional \$150,000 in General Revenue Funds each year for Public Services.
Other	public - state	Other	100,000	0	0	100,000	0	Funds to demolish condemned structures that pose a safety hazard in neighborhoods to support increased safety, the removal of blight, and better living environments.

Table 5 - Expected Resources – Priority Table

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

In addition to CDBG funds, the City will contribute General Revenue Funds, grant funds from state and local sources, and other City revenue sources to satisfy matching requirements and support projects that meet the needs identified in the plan.

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

The City owns a number of parcels within the jurisdiction. There are three parcels in the Annie Glidden North Neighborhood that will be the focus of revitalization efforts taking place in this area. One parcel is being restored to much-needed green space following demolition of a condemned apartment building. Proposed plans for this site include the development of a small neighborhood park for resident use. Two additional parcels in the same area are contiguous and are zoned commercial. The larger of the two was the former location of a condemned multiplex cinema that was demolished in 2020. The location is ideal for redevelopment into a commercial use that will better serve the needs of the neighborhood. There are no firm plans at this time, but the location is one of two major targets for redevelopment in the Annie Glidden North Revitalization Plan.

**Discussion**

The City addresses priority needs using various funding sources. Public Services receives additional funding through the City's General Revenue Fund. Public Facilities projects receive funding from the City's General Revenue Fund, the Water Fund, and the Motor Fuel Tax Fund plus other funding sources when needed and appropriate. The City also applies for state and local grants to accomplish activities in support of the Plan. CDBG funds are used to address identified needs through targeted programs. The City utilizes a variety of resources to implement the programs described in the Plan and leverages investments from a variety of funding sources.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	City Wide	Affordable Housing	CDBG: \$88,816	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Public Facilities/Improvements	2020	2024	Non-Housing Community Development Acquisition	Annie Glidden North	Non-Housing Community Development/Public Improvements	CDBG: \$79,656	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Demolition	2020	2024	Non-Housing Community Development Demolition	City Wide	Demolition	IHDA Strong Communities Program: \$100,000	Buildings Demolished: 3 Buildings
4	Public Services Program	2020	2024	Homeless Non-Homeless Special Needs	City Wide Annie Glidden North	Non-housing Community Development/Public Services	CDBG: \$63,000 General Fund: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2021	2024	Non-Housing Community Development Economic Development	Annie Glidden North	Non-Housing Community Development/Public Improvements		
6	Administration/Planning	2020	2024	Administration	City Wide Annie Glidden North	Affordable Housing Non-Housing Community Development/Public Improvements Demolition Non-housing Community Development/Public Services Homelessness Transportation Services Workforce Job Skills Training Optional Relocation Assistance	CDBG: \$84,114	Other: 100 Other

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Affordable Housing</b>
	<b>Goal Description</b>	Loan-to-grant program provides low-/moderate-income property owners assistance with repairs such as electrical upgrades, plumbing upgrades, furnace replacement, water heater replacement, repair or replacement of the sewer/water lines, roof replacement, new soffits, fascia, and/or gutters, window replacements, and energy efficiency improvements. Provides persons with disabilities with assistance to make accessibility modifications to owner-occupied or rental units. The first \$5,000 in funding is a forgivable loan. Amounts over \$5,000 up to a total of \$15,000 are a no-interest repayable loan that is secured by a lien against the property and must be repaid when ownership of the property is transferred for any reason. Activities for 2021 will be funded using \$88,886 in CDBG carry-over funds from the prior year.
<b>2</b>	<b>Goal Name</b>	<b>Public Facilities/Improvements</b>
	<b>Goal Description</b>	The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements in low-/moderate income residential areas within the City that support the sustainability of the neighborhoods and increase resident access. A portion of the 2021 funds will be used to contribute to a project repave a section of residential streets in the Annie Glidden North Neighborhood that are in poor condition and need of resurfacing. Additional funds will be allocated in 2022 to fund a larger portion of the project.
<b>3</b>	<b>Goal Name</b>	<b>Demolition</b>
	<b>Goal Description</b>	Demolition of abandoned and/or condemned properties to increase neighborhood safety. The City will utilize funding from a grant to demolish 3 abandoned residential structures. No CDBG funds will be required to complete this activity.
<b>4</b>	<b>Goal Name</b>	<b>Public Services Program</b>
	<b>Goal Description</b>	Public services for the provision of adequate emergency shelter, transitional housing with supportive services, and permanent supportive housing to homeless adults, families with children, and victims of domestic violence as they work toward solutions to their long-term housing needs. Provision of adequate supportive services to persons with special needs by funding service providers who work with target populations to ensure a continuum of care for the elderly and other target populations.

<b>5</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	<p>Funds to promote economic development and increase access to goods, services, and employment to support the revitalization and redevelopment of low/moderate income neighborhoods. Funding for 2021 will be focused on investment in the Annie Glidden North Neighborhood.</p> <p>The goal for Economic Development is being cancelled with funds reallocated to Public Facilities/Infrastructure Improvements to better target priority needs in the community.</p>
<b>6</b>	<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 identified a number of projects to address the priority needs of the community. Affordable housing is a priority need. The City supports maintenance of the existing affordable housing stock city-wide through the Owner Occupied Residential Rehabilitation Program. Public Services funding addresses many of the non-housing needs of the community including services for the homelessness, services for the elderly and people with disabilities, services for survivors of domestic violence, and services that address the many needs of the low- to moderate-income population of the City. The City's need for improved infrastructure and accessibility is addressed through the Public Facilities Program. Acquisition will allow the City to obtain ownership of targeted properties to guide redevelopment and revitalization of the Annie Glidden North Neighborhood. Economic development will support the establishment of the businesses and services that will foster increased investment in the community, support an increase in the property tax base, and expand opportunities for employment. Program planning and administration activities are provided city-wide, with special emphasis on projects that support the Annie Glidden North Revitalization Plan.

#### Projects

#	Project Name
1	2022 Owner Occupied Housing Rehabilitation
2	2022 Public Services
3	2022 Public Facilities Improvements
4	2021 Acquisition
5	2022 Administration
6	2021 Demolition
7	2021 Economic Development

**Table 7 - Project Information**

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

The City's CDBG program is relatively small. The most impactful use of 2021 funds is to allocate resources to projects and activities that yield the desired outcomes. These projects include the Owner Occupied Residential Rehabilitation Program, the Public Services Program, the Public Facilities Program, Acquisition, and Economic Development. 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. The 2021 Demolition project is being funded using an

Illinois Housing Development Authority grant. No CDBG funds are allocated to Demolition in 2021.

In July 2022, the plan is being amended to cancel the projects for Acquisition and Economic Development. Funds will be reallocated to Public Facilities/Infrastructure Improvements. This will allow the City to better target current priority needs.

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

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1	<b>Project Name</b>	2022 Owner Occupied Housing Rehabilitation
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$88,816
	<b>Description</b>	Provides grants and/or loans to low/moderate income homeowners to make exterior and interior safety repairs to their homes.
	<b>Target Date</b>	3/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates 12 households will be served by the program.
	<b>Location Description</b>	The Owner Occupied Housing Rehabilitation Program is available city-wide to income eligible single-family or duplex residential property owners where the owner resides in one of the two units.
2	<b>Planned Activities</b>	Basic home repairs including roof replacement with new gutters and downspouts if needed, furnace replacement, water heater replacement, repair/replacement of the incoming water service line, sewer lateral replacement, minor plumbing and electrical repairs, and window replacements to increase energy efficiency in owner-occupied single-family and duplex residences. Modifications to increase accessibility in both owner-occupied and rental units.
	<b>Project Name</b>	2022 Public Services
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	Public Services Program
	<b>Needs Addressed</b>	Non-housing Community Development/Public Services
	<b>Funding</b>	CDBG: \$63,000 General Fund: \$150,000
	<b>Description</b>	Grants to nonprofit agencies to provide needed social services to support the non-housing special needs of the homeless, elderly, people with disabilities, survivors of domestic violence, at-risk children, and people of low/moderate income within the City.
	<b>Target Date</b>	3/31/2022



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates a minimum of 750 City residents will benefit from the funded Public Services.
	<b>Location Description</b>	Public Services are available to all residents city-wide. Funded agencies provide quarterly reports that detail the number of low/moderate income residents served.
	<b>Planned Activities</b>	The City funds a variety of public services including transportation for childcare, services for the elderly and frail elderly, services for the homeless, services for survivors of domestic violence, and services to address the food security needs of the homebound elderly and people with disabilities.
<b>3</b>	<b>Project Name</b>	2022 Public Facilities Improvements
	<b>Target Area</b>	Annie Glidden North
	<b>Goals Supported</b>	Public Facilities/Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development/Public Improvements
	<b>Funding</b>	CDBG: \$279,656
	<b>Description</b>	The acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements in LMI residential areas within the City. A portion of the 2022 funds will be added to the 2021 street resurfacing project to repair deteriorated street surfaces in the Annie Glidden North Neighborhood. The remainder of the funds plus prior year resources will be allocated to projects as needs are identified.
	<b>Target Date</b>	10/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City is reserving a small amount of 2021 funding for Street Improvements in the Annie Glidden North Neighborhood. The 2021 allocation of funds will be carried over into 2022 where additional funds will be added to support the project. The number of low-income households receiving benefit will be determined based on the scope of the project which will not be finalized until the cumulative amount of 2021 and 2022 funds is known.
	<b>Location Description</b>	The project will take place in the Annie Glidden North Neighborhood which is a target area for use of CDBG funds. The final site location will be selected based on the area of greatest need. The full scope of the project will not be determined until 2022 funds are added to the project.
	<b>Planned Activities</b>	Replacement of aging, deteriorated street surfaces.

4	<b>Project Name</b>	2021 Acquisition
	<b>Target Area</b>	Annie Glidden North
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development/Public Improvements
	<b>Funding</b>	:
	<b>Description</b>	Funding to purchase land and/or buildings to support the revitalization and/or redevelopment of low/moderate income neighborhoods.
	<b>Target Date</b>	3/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City is setting aside \$100,000 in funding for Acquisition to support the redevelopment of a low/moderate income area.  July 2022 – The project for Acquisition is being cancelled with funds to be reallocated to Public Facilities/Infrastructure Improvements.
	<b>Location Description</b>	The target location for investment of these funds is the Annie Glidden North Neighborhood. No specific building or property has been identified at this time.
5	<b>Planned Activities</b>	Acquisition of property to support the goals of the Annie Glidden North Revitalization Plan.
	<b>Project Name</b>	2022 Administration
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development/Public Improvements Demolition Non-housing Community Development/Public Services Homelessness Transportation Services Workforce Job Skills Training Optional Relocation Assistance
	<b>Funding</b>	CDBG: \$84,114
	<b>Description</b>	Funding to support the planning, management, monitoring, and oversight of all CDBG programs and projects.
	<b>Target Date</b>	3/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number and type of families that will benefit from Administration is the total for all projects and activities included in the Plan. In addition, the Community Services Coordinator will provide support plus information and referral services to an estimated 100 additional residents.
	<b>Location Description</b>	Services provided by the Community Services Coordinator are available to all residents and entities city-wide.
	<b>Planned Activities</b>	Administration provides staff support for planning, management, monitoring, and oversight of all projects and activities detailed in the plan plus outreach and community education about the programs and services funded using CDBG dollars.
<b>6</b>	<b>Project Name</b>	2021 Demolition
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Demolition
	<b>Funding</b>	IHDA Strong Communities Program: \$100,000
	<b>Description</b>	Demolition of up to three condemned abandoned residential structures.
	<b>Target Date</b>	3/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City plans to demolish up to three condemned and abandoned residential structures to improve safety and neighborhood conditions in residential areas of the City.
	<b>Location Description</b>	The target structures are scattered in various residential areas of the City.
	<b>Planned Activities</b>	Demolish up to three condemned and/or abandoned residential structures in City neighborhoods to increase safety, remove blight, and support increased property values in residential neighborhoods.
<b>7</b>	<b>Project Name</b>	2021 Economic Development
	<b>Target Area</b>	Annie Glidden North
	<b>Goals Supported</b>	Public Facilities/Improvements Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development/Public Improvements
	<b>Funding</b>	:

<b>Description</b>	<p>Funding to promote economic development and increase access to goods, services, and employment to support the revitalization and redevelopment of low/moderate income neighborhoods.</p> <p>July 2022 – The project for Economic Development is being cancelled with funding to be reallocated to Public Facilities/Infrastructure Improvements.</p>
<b>Target Date</b>	3/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City is allocating \$100,000 to support the economic development of low/moderate income neighborhoods. No specific project has been identified for use of these funds at this time.
<b>Location Description</b>	The target location for investment of these funds is the Annie Glidden North Neighborhood to support the goals of the Annie Glidden North Revitalization Plan.
<b>Planned Activities</b>	Funds will be invested in economic development activities that support the revitalization of the Annie Glidden North Neighborhood and provide increased access to goods and services for residents of this area of 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**

For 2021, the City will continue to target one neighborhood for the investment of CDBG funds. This area is known as the Annie Glidden North Neighborhood and is located in the northwest corridor of the City. The City will allocate approximately 60% of new 2021 CDBG funds to support the revitalization of this neighborhood by investing in the improvement of streets in a densely populated residential area of this neighborhood plus the allocation of funding for acquisition and economic development to foster redevelopment. The remaining 40% of funds will be used city-wide to support Public Services which benefit all residents of the City, Owner Occupied Housing Rehabilitation, and Administration of all programs and activities.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	40
Annie Glidden North	60

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

This year, the City has continued to focus on one specific neighborhood as a target area for the use of CDBG funds. This is the result of an extensive community collaboration to examine the issues and needs of the northwest sector of the City known as the Annie Glidden North Neighborhood. This neighborhood has the highest population of low-income residents and is the most densely populated area in the City. It is also the location of the highest number of public safety calls. The population demographics in this area have shifted in recent years. What was once considered a college neighborhood has now become an area populated by low-income individuals and families. The neighborhood was not designed to meet the needs of the changing population. The City contracted for a study of the area and invited a range of community stakeholders to assist in an analysis of the challenges and opportunities in the neighborhood. The collaboration resulted in the Annie Glidden North Revitalization Plan. The City will target a portion of CDBG funds in this area to make improvements that support the redevelopment goals of the plan.

### **Discussion**

The City is highly invested in meeting the needs of its residents. CDBG funds will be used for projects and

activities that benefit residents city-wide and will also be used as target funds to support the goals of the Annie Glidden North Revitalization Plan.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City has determined that one of the most effective means of 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 residents and improves the sustainability and desirability of low-income 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, gutters, soffits, facia, window replacements, plumbing and electrical upgrades, furnace and water heater replacements, sewer lateral and water line repairs/replacements, and energy efficiency improvements. 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.

## **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. The City is collaborating with the HA to update the Analysis of Impediments to Fair Housing for the City and the County which will be used as a guide to ensure fair housing practices within the community.

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

The current public housing stock is in very good condition as indicated by recent inspections scores and high occupancy rates. Last year, the HA completed a major renovation in the largest public housing property in the City to replace the elevators in a 16 story 150-apartment building. There are no major projects planned for this year. The HA completed a housing analysis for the County in 2020 and is now evaluating new development options based on identified needs as a means to increase the stock of public housing.

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

The Housing Authority actively encourages its residents to take part in PHA plans, resident councils, and an annual review of PHA staff and services. The Housing Authority places a high emphasis on resident involvement in the management of its properties. The Housing Authority does not have a program to encourage homeownership at this time but encourages residents to participate in budgeting and financial education to promote gains in financial independence.

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

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

### **Discussion**

The City is fortunate to have a local housing authority that provides safe, clean, affordable housing. The HA is a HUD-designated High Performer that maintains a high occupancy rate in its Public Housing properties. This asset helps address the need for affordable housing within the City. The City will continue to work with the HA and other local housing providers to identify community needs and foster the most appropriate methods for increasing the stock of affordable housing.



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

### **Introduction**

Homeless and Other Special Needs activities are addressed through CDBG Public Services funding and City of DeKalb Human Services Funding. While services related to homelessness are supported by both of the above programs, the majority of funding for homeless services flows directly to the shelter through the CoC and from other sources. There is also substantial community support for the local agencies that provide services to disadvantaged populations. The City, other social service agencies, the homeless shelter, and the Housing Authority will continue to work collaboratively to ensure these needs are addressed.

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

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

The community has a very low unsheltered population. Local social service providers and the City of DeKalb Police Department continue to provide outreach to identify and assist unsheltered individuals and families within the community. As a result of the pandemic, and along with the onset of harsh weather, concerned residents have begun to contact Hope Haven directly when unsheltered homeless individuals are sited to advise the shelter of their location and to request outreach assistance. Although a number of these calls are in reference to individuals who refuse assistance, Hope Haven continues to perform outreach to encourage them to come into the shelter and appreciates the community's investment in their well-being.

Homeless individuals are linked with the CoC Coordinated Point of Entry for emergency shelter and services that are focused on providing long-term solutions to prevent future homelessness. Victims of domestic violence and/or sexual assault are referred to Safe Passage, the local domestic violence shelter, which provides emergency shelter, supportive services, and transitional housing. Homeless youth under the age of 18 are referred to Youth Service Bureau and the CoC for safe placement.

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

The main role of the emergency shelter is to provide immediate access to basic needs and to move the homeless to permanent housing as quickly as possible. 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 addressed. The City supports these services through the Public Services portion of CDBG funding and City Human Services Funding.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Hope Haven, the community homeless shelter, has numerous programs that are designed to address the needs of the homeless and assist with long-term solutions to prevent recurrent homelessness. These programs include counseling and assistance to locate long-term housing, life skills training, employment 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 community 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 supporting the work of Hope Haven, the CoC, and other social service agencies that intervene and provide stability as 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 CDBG and Human Services Funding to local agencies that 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 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 (potentially 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 defines lot sizes for new construction. The old code permitted new home construction on lots as small as 4,000 square feet. The updated code is 6,000 square feet or higher. This limits the number of available lots for small affordable homes. Many areas of the City are zoned Single Family Residential (SFR) which limits the construction of multi-family units. There are also occupancy restrictions within the code that limit the number of unrelated individuals living together and sections that limit the density of housing to no more than twelve dwelling units per acre.

Subsidized housing, which is an option for low-income individuals and families, is available within the City. More than half of all subsidized dwelling units are located in one neighborhood. Local sentiment is not supportive of additional subsidized units. Housing Choice Vouchers are distributed more widely, but nearly half of all vouchers are utilized in only two neighborhoods. Landlords in other locations are not willing to accept them. This has resulted in a concentration of low-income renters in the northwest corridor of the City. The community fears additional subsidized units will bring additional problems and "outsiders" 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 to examine the northwest corridor of the City which reviewed 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 as a roadmap to address the needs of the neighborhood and guide the planning of future development. The City is also actively working with University Village, the largest privately owned subsidized housing provider in this area, to provide services targeted to residents' needs.

At the present time, City staff are proposing text amendments to Chapter 23 of the Municipal Code (Unified Development Ordinance) to allow two-family and multi-family attached dwellings not meeting the minimum lot area requirements as a special use in the "TFR" Two-Family Residential District and "MFR1" Multi-Family Residential District. Also proposed is an amendment to the "MFR2" Multi-Family Residential District to allow the owner of a multiple-family dwelling not meeting the building height requirements to apply for a special use permit. The proposed amendments will allow prospective

owners of some non-conforming residential structures to re-establish dwelling units although they do not meet the minimum lot area requirements. These changes could be an incentive for the redevelopment of affordable units on existing lots.

The City is mindful of other limitations current code places on the development of affordable housing. With minimal new construction on the horizon, no additional updates are planned at this time. The City reviews all applications for new development and remains flexible in addressing issues that limit new development.

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City is committed to 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 each year to support community-based services that address residents' needs. The City also contributes Human Services Funding to support these services. Programs are closely monitored by City staff to ensure funds are used efficiently and effectively to address the needs of underserved low-/moderate income residents.

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

An obstacle to meeting underserved needs is a lack of awareness on the part of residents as to what services are available within the community. The City will continue to market its programs and services to identify populations who are in need and are eligible for programs such as the Owner Occupied Residential Rehabilitation Program. The City website will be updated on a regular basis with the most current information about City programs and will provide links to other services that can be of benefit to residents. City staff will identify residents in need and refer them to City programs or outside resources. The City will participate in community fairs and events when they become available again to provide outreach to populations who can benefit from services and will 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 fund the Owner Occupied Residential Rehabilitation Program to address the needs of low/moderate-income homeowners in maintaining a safe, affordable place to live. The City will also continue its collaboration with the Housing Authority and other housing providers to advocate for the creation of new affordable housing and the maintenance of existing affordable housing within the City.

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

The City will coordinate efforts with the DeKalb County Health Department to address any identified needs for lead abatement activities in the homes of children with an EBL through the Owner Occupied Residential Rehabilitation Program when appropriate.

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

lead-safe practices in its housing rehabilitation program and will ensure each property passes a lead clearance test when rehabilitation activities disturb painted surfaces in excess of de minimus levels.

### **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 access to vital services, 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 continue to actively participate in the CoC, local social service networking groups, and special initiatives such as the University Village Collaborative to aid in the identification of priority needs and enhance coordination between agencies. The City will continue its collaboration with the Housing Authority to support the ongoing identification of housing needs and the creation of new units as needs dictate.

### **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. Open communication with stakeholders will be fostered and promoted to maximize the provision of housing, social services, and neighborhood improvements for low- and moderate-income residents.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(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 resources. An initial period of three years was used to determine that a minimum overall benefit of 70% of CDBG funds will be used to benefit the target population during 2021, 2022 and 2023.

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