



COMMUNITY DEVELOPMENT BLOCK GRANT

DRAFT

**ANNUAL ACTION PLAN: 2023
PROGRAM YEAR 30**

**CONSOLIDATED PLAN: 2020-2024
YEAR 4**

**PREPARED BY:
COMMUNITY DEVELOPMENT DEPARTMENT
JENNIFER YOCHER, COMMUNITY SERVICES COORDINATOR**

Executive Summary

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

1. Introduction

This first draft the 2023 Annual Action Plan is being shared with the public for public comment. This draft includes the estimation 2023 CDBG allocation of \$400,000 in CDBG Entitlement Funds plus the reallocation of unallocated funds from prior years. For Program Year 2023, the City estimates it will have a total of \$872,833 of available CDBG funds for 2023 projects.

The 2023 Action Plan contemplates the continuation of several activities. Funding will continue to support community-based Public Services, Public Facilities Improvements in low-/moderate income residential neighborhoods, housing rehabilitation for owner-occupied dwellings, and Administration for oversight of all programs and activities. In addition, Economic Development will utilize carry-over funding from the previous year to support the goals of the Annie Glidden North Revitalization Plan and other activities in the city.

The 2020-2024 Five-Year Consolidated Plan provides the framework necessary to coordinate priorities for the use of CDBG funds with other funds for housing and community development activities. While the city strives to achieve all objectives, due to funding and resource shortages, not all objectives can be met. 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 upon the analysis of community needs and a citizen input process which encouraged all residents and service providers to participate. Objectives were identified in six categories 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 which are structured to support the needs of 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, a Suitable Living Environment, and Creating Economic Opportunities. HUD Outcomes are Availability/Accessibility, Affordability, and Sustainability. The checks and balances system are used to provide a basis for both a measurable and subjective 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 2022 Action Plan were based on the priority needs identified in the Amended 2020 - 2024 Consolidated Plan. Numerous activities were funded that resulted in substantial improvements to the lives and neighborhoods of low-/moderate-income residents of the City.

Funds were allocated 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 support the special needs of residents
- 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 enhanced property values
- Administration to support the identification, planning, and funding of target activities and the management, oversight, and monitoring of programs

The residents of the city continue to transition and recover from the COVID-19 pandemic. Schools reopened and social service agencies started receiving people in office instead of via remote access. Childcare centers continue to practice limited daily census of children for safety measures and the shortage of staff. Employment struggles continue for residents. Lost employment from the pandemic due to businesses closings, lack of childcare, transportation issues, lost work hours and health related issues hurt many residents of the community. While the community is rebounding post-pandemic, many residents continue to struggle.

The city successfully completed a large Public Facilities project in the North Annie Glidden Corridor. Additionally, a few smaller street projects were also completed. The city looks forward to continuing to revitalize the northwest corridor of the city.

The city will continue surge forward with improvements in the city.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of the plan.

The city seeks input from the citizens of the community for direction on the planning process for the Annual Action Plan. Resident participation is critical to the programs and objectives to develop ideas and projects for the benefit to the largest numbers of residents.

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.

The Draft Action Plan is open to Public Comment.

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

No Public Comments have been received to date.

7. Summary

The 2023 Annual Action Plan is being submitted with minimal changes from prior plans. Resources are being allocated to support priority projects and activities that provide maximum benefit to low-/moderate-income populations. With limited staff and limited financial resources, focus will continue projects and activities that yield the greatest positive impact for residents with the greatest level of need.

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 2023 Annual Action Plan outlines the activities which will be undertaken during the program year beginning April 1, 2023, and ending March 31, 2024, 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 the plan are intended to primarily benefit low- to moderate-income residents of the City.

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 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 2023 Annual Action Plan, please contact:

Jennifer Yochem – Community Services Coordinator, 164 E Lincoln Highway, DeKalb, IL 60115 or via email jennifer.yochem@cityofdekab.com

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

1. Introduction

The City meets with a variety of agencies within the community seeking input of current needs and a public hearing was held. The City requested feedback from the community to ensure the activities identified in the Plan are in alignment with available information about current 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 with local social service agencies including the local housing authority as well as the largest privately owned subsidized housing complex within the City of DeKalb. The City acts as a liaison for the social service 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. Through CDBG funds and General Revenue funds, the City can support local service agencies. City staff attends monthly meetings for the regional Continuum of Care and holds a board position for the CoC. The Community Services Coordinator actively participates in numerous community outreach groups which address the needs of people of low-income, the elderly, the disabled, food security, families, diversity, and inclusion and other community needs.

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 new Community Services Coordinator for the City is actively participating as a new board member for the regional Continuum of Care in addition to the subcommittee on Diversity and Inclusion. The City and County are part of the regional IL-501 CoC with the City of Rockford and Boone and Winnebago Counties. The Community Services Coordinator, the Executive Director of the local housing authority, the Executive Director of the local homeless shelter and the Executive director of the local domestic violence shelter are participants within the CoC attending meetings, committees, and the activities of the CoC. The DeKalb representatives work with the larger CoC to simultaneously address the regional and local needs of homeless persons including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, persons at risk of homelessness and other at-risk populations.

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 previously stated, the new Community Services Coordinator plus three ranking service providers actively participate in the CoC. These individuals sit of 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

DRAFT

Table 2 – Agencies, groups, organizations who participated

| 1 | Agency/Group/Organization | ELDER CARE SERVICES |
|---|--|--|
| | Agency/Group/Organization Type | Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization |
| | What section of the Plan was addressed by Consultation? | 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? | City staff met with the Executive Director of Elder Car Services to identify and address unmet needs within the city. The city is lacking in affordable senior only housing. |

| | | |
|---|---|--|
| 2 | Agency/Group/Organization | HOPE HAVEN OF DEKALB COUNTY, INC. |
| | Agency/Group/Organization Type | <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Services-Employment</p> <p>Regional organization</p> |
| | What section of the Plan was addressed by Consultation? | <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>HOPWA Strategy</p> <p>Anti-poverty Strategy</p> |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | <p>City staff meet with the agency for the annual on-site monitoring visit. During this visit discussion was had on community successes and current challenges.</p> <p>Hope Haven's location within the city is a densely populated area of low-income individuals and families. The crime rate is significant within this area as compared to other areas of the city. Hope Haven staff would direct the city to focus future projects on additional security projects within their neighborhood. Additionally, the city should seek projects outside of the North Annie Glidden Neighborhood. Revitalization of the downtown city is moving along well but further work is needed. More affordable housing is needed for elderly members of the community.</p> |

| | | |
|---|---|---|
| 3 | <p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> | <p>SAFE PASSAGE</p> <p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims Regional organization</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Anti-poverty Strategy Survivors of rape and/or domestic violence</p> |
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>Safe Passage was consulted as part of an on-site monitoring visit. The shelter is recovering from the loss of approximately 40% of their staff over the course of COVID. The hiring process has been difficult; finding the right people to work in a highly demanding and difficult environment has been taxing. The staff is seeing significantly more mentally ill clients than previously. They are developing new programs to aid in the care and treatment of their clients. The city is limited in mental health providers and substance abuse services for low-income individuals. They find transportation is a challenge as the bus routes are fixed and the travel time can be lengthy. While there are few on-demand services such as Uber & Lift the cost can be prohibitive. Safe Passage has a well-developed relationship with the Housing Authority including six (6) project-based vouchers, six (6) grant funded units at the PHA's multifamily site as well as monthly meetings between their clients and the Housing Authority to provide support. The anticipated outcome of the consultation is to work with local agencies and providers to address the needs identified by Safe Passage to improve client outcomes.</p> |

| | | |
|---|--|--|
| 4 | Agency/Group/Organization | DeKalb County Housing Authority |
| | Agency/Group/Organization Type | Housing PHA Services - Housing Other government - County Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy |

| | |
|--|--|
| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Community Service Coordinator spoke with several Housing Authority staff members to review and listen to issues related to affordable housing in the County. The HA administers several housing programs within the county and the city. The struggle to lease Housing Choice Voucher program participants within the city continues to be difficult. Staff hopes the new Source of Income Protections state law will suppress the segregation of market rate tenants and subsidized tenants. The Housing Authority works in concert with many local agencies to adequately support their applicants and tenants. However, there has been an uptick in clients experiencing untreated mental illness and substance abuse. The community has limited resources to assist those with such malaises. Amendments to the State Public Housing Act limits the look back period for the Low-Income Public Housing Program allowing the PHA to house more applicants with a challenging past. The outcome of the consultation is for the City and Housing Authority to maintain a cooperative relationship and continue to develop strategies to meet the needs of the community.</p> |
|--|--|

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

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 | Staff is an active in the local CoC as a member of the Board and the DEI subcommittee. Through CDBG funds and funds from the City's General Revenue Funds, the city supports local agencies provide continued support to the homeless. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|-----------------------|---|
| Annie Glidden North Revitalization Plan | Opportunity DeKalb | The city designated the Annie Glidden North Neighborhood as a target area for revitalization in the 2020-2024 Five-Year Consolidated Plan. This plan lays the groundwork for the resurgence of this troubled sector of the city. |
| University Village Collaboration | Family Service Agency | University Village is a large federally subsidized housing complex with 534 units in the city. The property was sold several years ago and as a facet of the sale, a local social service provider would establish a presence within this property. The Collaborative group has approximately 20 social service agencies facilitating programs within this sector of the Annie Glidden North area of the city. This group works with the residents and strives to improve the dynamics of area. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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 Outreach

DRAFT

Annual Action Plan
2023

14

| 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) |
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|

DRAFT

| | | | | | | |
|---|--------------|------------------------------|--|--|--|--|
| 1 | Newspaper Ad | Non-targeted/broad community | <p>A press release was sent to all local media outlets on December 21, 2022, to invite the public of the opportunity to review and provide comments on the 2023 Annual Action Plan. This information included where residents could review the material including the City website, in City Hall, and at the DeKalb Public Library and how to provide comment on the Plan. The Public Comment period began on December 24, 2022, through January 23, 2023, where residents were invited to attend the City Council meeting to provide comment.</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) |
|------------|-----------------------|------------------------------|--|------------------------------|--|---------------------|
| 2 | Internet Outreach | Non-targeted/broad community | The City published on all social media accounts held by the City detailing to residents of the Public Comment period | | | |
| 3 | Print Copy to Library | Non-targeted/broad community | Staff brought copies of the Annual Action Plan to the DeKalb Public Library for public review and comment on December 23, 2022, through January 23, 2023 | | | |
| 4 | Public Hearing | Non-targeted/broad community | The city will hold a Public Hearing at their regularly scheduled council meeting on January 23, 2023. Members of the public are invited to share their thoughts and opinions with the Council. | | | |

Annual Action Plan
2023

Table 4 – Citizen Participation Outreach

DRAFT

Expected Resources

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

Introduction

The City of DeKalb is fortunate to be able to use a multitude of sources to fulfill the objectives of the Annual Action Plan. The City's General Fund contributed \$200,000 to support local social services agencies in addition to CDBG funds used for activities and projects throughout the community. Additionally, the City receives transportation grants thru the State of Illinois which support transit related projects. By leveraging the transportation grant with other grant opportunities, the city can improve the quality of transportation for the citizens within the city.

In planning for the 2023 Annual Action Plan, city staff reviewed prior plans which identified uncommitted funds from previous years totaling \$472,833 which will be allocated to 2023 Public Facilities projects. The city has the intention to deplete all CDBG funds and other financial

resources to facilitate the programs as described in the Plan.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|-------------------------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 400,000 | 0 | 472,833 | 872,833 | 400,000 | This Action Plan is based upon an estimated amount of \$400,000. Funding will be adjusted once the final allocation is received |
| Tax Increment Financing | public - local | Housing Other | 0 | 0 | 0 | 0 | 0 | |
| Other | public - federal | Admin and Planning Public Improvements Other | 0 | 0 | 0 | 0 | 0 | |

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 can contribute General Revenue Funds, grant funds from state and local sources and alternative city revenue sources to leverage CDBG funding and support that meet the requirements known within the Plan. The city works congruently with local non-profit agencies and alternative service providers to complement the lives of residents.

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

The City owns several parcels within the jurisdiction because of the demolish of dilapidated properties from previous demolitions. There are five (5) parcels within the North Annie Glidden Neighborhood which may be the main target of future revitalization efforts. Over the course of the last 18 months, the city has held discussions with the community to learn how the land should be developed to best meet the needs of the community. The city continues to seek and coordinate with potential partners to develop the parcels to best serve the needs of the residents in this food desert to improve the health and living environments.

Discussion

The city works diligently to access additional funding sources. Public Services receives additional funding through the City's General Fund. Public Facilities projects receive additional funding from the City's General Revenue Fund, the Water Fund, and the Motor Fuel Tax Fund in addition to other available funding opportunities through state and local grants to achieve the objectives within the Plan. CDBG funds are used to address identified needs through targeted programs. The City uses a multitude of resources to execute the programs as detailed within the Plan and leverages investments from a variety of funding opportunities.

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: \$80,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| 2 | Public Facilities/Improvements | 2020 | 2024 | Non-Housing Community Development Acquisition | City Wide | Non-Housing Community Development/Public Improve | CDBG: \$652,833 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| 3 | Public Services Program | 2020 | 2024 | Homeless Non-Homeless Special Needs | City Wide | Non-housing Community Development/Public Services | CDBG: \$60,000 | Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------|------------|----------|----------------|--|---|-------------------|------------------------|
| 4 | Administration/Planning | 2020 | 2024 | Administration | City Wide Annie Glidden North | Affordable Housing Non-Housing Community Development/Public Improveme Demolition Non-housing Community Development/Public Services Homelessness Transportation Services Workforce Job Skills Training Optional Relocation Assistance | CDBG: \$80,000 | Other: 100 Other |

Table 6 -- Goals Summary

Goal Descriptions

| | | |
|---|------------------|--|
| 1 | Goal Name | Affordable Housing |
| | Goal Description | Funds will be used to assist low to moderate income residential property owners with repairs such as electrical upgrades, plumbing repairs, furnace replacement, water heater replacement, repair or replacement of damaged sewer/water lines, rook replacement, new soffits, facia, and/or gutters window replacements, and energy efficiency improvements. |

| | | |
|----------|-------------------------|--|
| 2 | Goal Name | Public Facilities/Improvements |
| | Goal Description | The acquisition, construction, reconstruction or installation of public facilities and improvements in LMI residential areas within the city which support the sustainability of troubled neighborhoods and increase resident access. A portion of the 2023 funds will supplement the funding of the allocated in 2022 to repave a section of residential streets and create a traffic pattern to reduce and calm the traffic flow in the Annie Glidden North Neighborhood. |
| 3 | Goal Name | Public Services Program |
| | Goal Description | Public Services for the coordination of emergency shelter, transitional housing with the compliment of supportive services and permanent supportive housing for homeless adults, families with children as well as survivors of domestic violence, sexual assault, dating violence and stalking as they navigate through their circumstances and locate safe, decent, affordable housing. In conjunction with the housing piece, coordinating the necessary social services for persons with special needs by funding the providers who with these targeted populations to ensure a continuum of care for the elderly and of targeted populations. |
| 4 | Goal Name | Administration/Planning |
| | Goal Description | 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 several projects to address priority needs of the community. Affordable housing is a priority need specifically for the elderly population. The City supports the preservation of the existing stock of affordable housing throughout the city through the Homeownership Revitalization Program. Funding for public services covers many of the non-housing needs of the community, including services for survivors of domestic violence, sexual assault, dating violence and stalking, and services for the homeless and services which meet the needs of the low-to-moderate income population in the city. The Plan covers many of the city's non-housing needs, including Low to moderate income population city-wide. The city's need for infrastructure and accessibility improvements is addressed through public facilities programs. Programming and management activities are offered throughout the city, with a particular focus on projects supporting the Annie Glidden North Revitalization plans.

Projects

| # | Project Name |
|---|--|
| 1 | 2023 Public Facilities/Improvements |
| 2 | 2023 Public Services |
| 3 | 2023 Owner Occupied Housing Rehabilitation |
| 4 | Administration/Planning |

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

DRAFT

Annual Action Plan
2023

27

| | | |
|---|--|--|
| 1 | Project Name | 2023 Public Facilities/Improvements |
| | Target Area | City Wide Annie Glidden North |
| | Goals Supported | Public Facilities/Improvements |
| | Needs Addressed | Non-Housing Community Development/Public Improve |
| | Funding | CDBG: \$652,833 |
| | Description | The acquisition, construction, redevelopment, or installation of public facilities and enhancements in LMI residential areas within the City which encourage the long-term viability of the community and broaden access for the residents. A significant portion of the 2023 funds will be appropriated for the repaving a section of residential streets in the Annie Glidden North Neighborhood to reduce and clam the traffic flow. Other identified projects will receive the remaining funds as requirements are determined. |
| | Target Date | 3/31/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The City estimates 1000 households will benefit from the proposed activities. |
| | Location Description | The City will use a portion of these funds for resurfacing project to repair deteriorated street surfaces in the Annie Glidden North Neighborhood. The remaining funds will be allocated to projects as needs are identified. |
| 2 | Planned Activities | Public Facilities and infrastructure improvements designed to support the sustainability of LMI neighborhoods ad increase resident access and safety. |
| | Project Name | 2023 Public Services |
| | Target Area | City Wide Annie Glidden North |
| | Goals Supported | Public Services Program |
| | Needs Addressed | Non-housing Community Development/Public Services |
| | Funding | CDBG: \$60,000 |

| | | |
|---|--|--|
| | Description | The city funds nonprofit organizations that manage the necessary social services through grants to support the non-housing needs of the homeless, elderly, people with disabilities, survivors of domestic violence, sexual assault, dating violence and stalking, at-risk children, and people of low-to-moderate income within the city. |
| | Target Date | 3/31/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The city estimates 400 low-to-moderate income residents will benefit by the Public Services funded agencies. |
| | Location Description | Public Services are available to all residents citywide. Funded agencies provided quarterly updates detailing the total number of LMI residents who received services. |
| | Planned Activities | The city funds a variety of public services, such as childcare transportation, services for the elderly and frail elderly, services for the homeless, survivors of domestic violence, sexual assault, dating violence and stalking, and food security services for the elderly, the homebound, elderly, and the disabled populations. |
| 3 | Project Name | 2023 Owner Occupied Housing Rehabilitation |
| | Target Area | City Wide Annie Glidden North |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$80,000 |
| | Description | Provides grants and/or loans to LMI homeowners to make necessary exterior and interior safety repairs to their homes. |
| | Target Date | 3/31/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The City estimates 8 households will be served by this program. |
| | Location Description | This program is available city-wide to Low-to-moderate income owner-occupied single occupancy homes or residential duplex properties where the owner occupies one of the units in the duplex. |

| | | |
|---|--|---|
| | Planned Activities | The program is designed to assist with basic home repairs including roof replacement with new gutters and downspouts if needed, water heater replacement, furnace replacement, repair/replace of damaged sewer lateral or incoming waterline, minor plumbing and electrical repairs, and window replacement to increase energy efficiencies in owner-occupied single occupancy homes or residential duplex property owners where the owner occupies one of the units in the duplex. Modifications to allow accessibility in both owner-occupied and rental units. Assistance with replacement of the owner's portion of lead water service lines when the water department is making improvements in residential areas. |
| 4 | Project Name | Administration/Planning |
| | Target Area | City Wide Annie Glidden North |
| | Goals Supported | Administration/Planning |
| | Needs Addressed | Affordable Housing Non-Housing Community Development/Public Improvement Demolition Non-housing Community Development/Public Services Homelessness Transportation Services Workforce Job Skills Training Optional Relocation Assistance |
| | Funding | CDBG: \$80,000 |
| | Description | Funding to support the planning, management, monitoring and oversight of all CDBG programs and projects. |
| | Target Date | 3/31/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The number and type of families benefiting from the administration is the total number of all the projects and activities included in the Plan. In addition, the Community Services Coordinator provides support and information and counseling services to approximately 100 residents. |
| | Location Description | The Community Services Coordinator's assistance and services are available to all city-wide residents and businesses. |

| | |
|---------------------------|--|
| Planned Activities | <p>The administration of the CDBG Program provides staff support for the planning, management, monitoring, and oversight of all projects and activities as detailed in the Plan. Additionally, community outreach and education about the programs and services funded using CDBG funds.</p> |
|---------------------------|--|

DRAFT

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

In 2023, the city will continue to direct a significant portion of CDBG fund investments to one district. This area is known as the Annie Glidden North Neighborhood and is in the northwest corridor of the city. The city will allocate about 50% of 2023 CDBG funds to support the revitalization of this neighborhood by investing in street improvements and other priority projects in this densely populated residential area. The remaining balance of funds will be used throughout the city to support public services that benefit all city residents, Owner Occupied Housing Rehabilitation, the management all programs and activities and support other projects.

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city remains focused on a specific neighborhood as a target area for the use of CDBG funds. It is the result of a large-scale community collaboration to examine the issues and needs of the northwest part of the city, known as Annie Glidden's North Neighborhood. This area has the lowest income population and is the most densely populated area of the city. It is also the section of the city with the most public safety calls. The population structure of the region has changed in recent years. What used to be considered a university area has now become an area inhabited by impoverished individuals and families. The area is not designed to meet the needs of a changing population. The city contracted for a study of the area and invited several community stakeholders to help analyze the neighborhood's challenges and opportunities. As a result of the collaboration, a plan for the revitalization of Annie Glidden North was completed. The city will continue to allocate certain CDBG funds to the area to make improvements that support the revitalization goals of the plan.

This year's plan includes a quarter of the funds earmarked for public street improvements in the Annie Glidden North Neighborhood. The remaining funds for public facilities and improvements will be allocated to projects as needed as projects are identified. New projects may or may not be in the target area, depending on the city's priorities.

Discussion

The city views the needs of the city as a whole and is committed to fulfilling those needs for all the residents in the city. The CDBG funds will be used to maximize the objectives of the Annie Glidden North

Revitalization Plan with the balance of funds to be depleted with other projects within the city limits.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has determined that one of the most effective ways to support the preservation of affordable housing is to invest CDBG funds in existing low/moderate income housing. This improves the quality of life for residents and increases the sustainability and desirability of low/moderate income neighborhoods. The Owner-Occupied Housing Rehabilitation programs help low/moderate income residents secure the repairs they need to maintain a safe, decent, and 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 | 8 |
| Acquisition of Existing Units | 0 |
| Total | 8 |

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

Discussion

The Owner-Occupied Housing Rehabilitation Renovation Program directly supports affordable housing by providing LMI residents with the resources to make necessary repairs to their homes. The purpose of the aid is to give individuals or families who do not have sufficient funds or who cannot obtain the necessary loan at a reasonable price, the opportunity to make repairs that improve the quality and durability of their home. The program helps maintain more stable neighborhoods with safe, affordable, and accessible housing for low-income people. The size of the city's CDBG grant limits additional opportunities to support affordable housing. The city works closely with the local housing authority to monitor the level of need and participates in discussions to support the development of additional affordable housing in the city.

AP-60 Public Housing – 91.220(h)

Introduction

The City works closely with the local Housing Authority to coordinate efforts to align goals and activities associated with affordable housing. The City diligent of the practice of Fair Housing and is working on an update of the previous Analysis of Impediments to Fair Housing for the city which will be used as a guide to ensure fair housing practices are being adhered to.

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

The local Housing Authority is extremely diligent with their properties; the properties are well maintained and have high occupancy and utilization rates. As a HUD designated High Performer, the agency is exploring future opportunities for affordable housing within the city with a focus on the elderly and disabled population based upon their 2020 housing analysis.

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

Resident involvement with management is essential to the HA's success. The Housing Authority actively encourages its residents to participate including resident councils, annual review of PHA staff and services as well as the Resident Advisory Board. Additionally, the housing authority has a resident commissioner on their Board of Commissioners. The Housing Authority does not have a program to encourage homeownership. However, encourages residents to participate in social service programs to achieve and maintain their highest level of self-sufficiency.

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. Additionally, the HA was awarded 17 Emergency Housing Choice Vouchers in July of 2021 and by the end of September all 17 EHV's were being utilized.

Discussion

The city is fortunate to have a local housing agency with the mission of compassionately delivering healthy, safe, affordable, quality housing options. HA is a HUD Designated High Performing Agency which maintains high occupancy rates in its public housing properties and high utilization rates in its Housing Choice Voucher programs. HA addresses the need for affordable housing in the city. The city will continue to work with HA and other local organizations to promote best practices for increasing the supply of affordable housing.

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

Introduction

Activities for the homeless and other special needs are supported by the CDBG Public Services funding and the City of DeKalb Human Services Funding. While homeless services are supported by the two programs above, most of the funding for these services goes directly to shelters through the Continuum of Care and other sources. City funds are used to augment these resources and support activities that provide services to the homeless. There is also substantial community support for local agencies that provide services to the homeless. The city, other social service agencies, homeless shelters, and the housing authority work together to ensure these needs are met.

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

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

The city has a very low number of unsheltered people. Hope Haven Homeless Shelter and the DeKalb City Police Department regularly reach out to identify and assist homeless individuals and families in the community. Relevant local agencies and residents contact Hope Haven directly when unsheltered homeless are observed to notify the shelter of their location and request nearby assistance. Some of these calls refer to people refusing to help. When this happens, Hope Haven continues to reach out to help and encourage them to come to the shelter.

Homeless people are connected to a CoC coordinated point of entry for shelter and emergency services that provide lasting solutions to prevent future homelessness. Victims of domestic violence, sexual assault, dating violence and stalking are referred to Safe Passage, a local shelter for domestic violence victims that provides emergency shelter, supportive services, and transitional housing. Homeless youth under the age of 18 are referred to the Family Service Agency's Youth Program and CoC for safe placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

The primary role of emergency shelter is to provide immediate access to services that meet basic needs and to move homeless individuals to permanent housing as quickly as possible. The city works with homeless shelters, the housing authority, and other local service providers to ensure that the emergency shelter and transitional housing needs of the homeless individual or family's needs are met. The City supports these services through the utility portion of the CDBG fund and the City's

human services fund.

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

The local homeless shelter, Hope Haven is rich with services and partnering with other local agencies to assist and serve their clients to aid in the prevention of recurrent homelessness. The shelter provides the Emergency Shelter Program, Rapid Re-housing, Life Skills Training which includes psychiatric care, counseling, wellness programs, daily living, skills, vocational programs, meals, home visits, referrals and follow up. Additionally, Hope Haven partners with the local housing authority to provide permanent supportive housing for chronically homeless individuals who have not been successful in the traditional housing programs. The City supplements Hope Haven through CDBG funding as well as funds the City's General Revenue fund with a Human Services grant.

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 as a whole work together to address the needs of low-income individuals and families and the extremely low-income individuals and families who are at-risk of becoming homeless following the discharge from publicly funded institutions of care by supporting the work of Hope Haven, the Continuum of Care agencies, Elder Care Services, and the local housing authority as well as the other social services providers. These agencies help navigate the process to establish stability through permanent housing and achieve employment, education, and wellness.

Discussion

The City of DeKalb is rich in resources and has strong relationships with service providers to assist in meeting the needs of homeless and other individuals with special needs within the community. Together these agencies and the city staff coordinate their services to assist homeless individuals, homeless families, survivors of domestic violence, sexual assault, dating violence, and stalking and those at risk of being homeless.

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

Introduction:

Low-income subsidized housing is available within the city. The local housing authority has 213 units for low-income individuals and families plus six (6) project-based vouchers at the local domestic violence shelter within the city. Additionally, there is a large privately owned subsidized housing complex located in the Annie Glidden North corridor. The Housing Choice Vouchers are distributed more widely however nearly half of all vouchers issued are leased in two neighborhoods located in the Annie Glidden North corridor. Regretfully, many of the larger properties allow only a limited number of voucher participants to lease at their properties and some strictly deny voucher holders to lease. It is the hope of city staff new legislation in the State of Illinois allowing income protection to the voucher holders.

The City has building codes in place to ensure high standards for life safety of all new construction. These costs might cause additional expense to the builder which could be impactful to additional affordable housing, the codes are only one element that impacts the construction of affordable housing and residential improvements. The recent change in the lot size for newly constructed homes from 4,000 square feet to 6,000 square feet or more, limits the number of lots available for small affordable homes. Much of the are within the city is zoned for Single Family Residential (SFR) which limits the probability 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 units per acre.

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 has made changes with the Municipal Code to allow two-family and multi-family attached dwellings not meeting lot area requirements as a special use in the "TFR" Two-Family Residential District and "MFR2" Multi-Family Residential District to allow the owner of multiple-family dwelling not meeting the building height requirements to apply for a special use permit. These corrections to the Municipal Code allow prospective owners of some non-conforming residential structures to re-Oestablish dwelling units although they do not meet the minimum lot requirements. These revisions can be an incentive for the redevelopment of affordable units on existing lots.

Discussion:

The City recognizes the need for affordable housing and supports the renovation of the city's housing stock of affordable housing. The rehabilitation of owner-occupied single-family homes through the Owner-Occupied Residential Rehabilitation Program is greatly supported by the city which aids in the retention of safe, decent, affordable housing for low to moderate income individuals and families. The

recent acquisition of several substandard rental properties within the city was aided by funds through the City to ensure the marginally cared for properties would be go through extensive renovations to revitalization properties and improve the quality of life of the residents.

The city works diligently with the community for diversity, acceptance, and respect. The city has made a few changes recently and continues to make these changes to promote equity and eliminate the stigma associated with subsidized housing and poverty. The City continues to strive to create solid relationships and promote open discussions to further this goal.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

The City actively supports community-based actions that address identified needs. Entitlement communities can claim 15% of the CDBG Entitlement Grant for Public Service programs. Annually these funds are dedicated to address residents' needs. Additionally, funding from the City in way of Human Services Funding supplements these needs. City staff works closely with the recipients of the funds through quarterly reports and annual site visits for verification of program compliancy and effectively meeting the needs of the underserved and low-to-moderate income residents.

Actions planned to address obstacles to meeting underserved needs

Addressing the needs of the community and making the community aware of the available programs has been troublesome. The Owner-Occupied Residential Rehabilitation Program will be continually marketed to the residents as well as other programs and services available to those who are eligible. Digital marketing is one method of broadcasting services within the city. Information will be uploaded to the city's website as well as social media on continual basis. Identifying the needs of residents and referring residents to programs and services to address areas where assistance is needed. Staff actively participates in several service provider groups and committees as well as participating in community fairs and events.

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 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 more than de minimus levels.

DeKalb County Health Department is the lead agency that addresses cases of elevated blood levels (EBLs) in children and works with state and federal programs to remediate lead risks. The City will coordinate efforts with the Health Department to assist with any identified needs for lead abatement

activities in the homes of children with an EBL when needed.

Actions planned to reduce the number of poverty-level families

The city has made strides to bringing several large-scale businesses to improve the economic development of the community. These businesses provide more livable wages to those seeking to these employment opportunities. The City also supports the maintenance and creation of transportation options which provide services to from low/moderate income areas of the city to areas of higher paying jobs. City staff actively participates in community meetings and committees to address the systems and practices that keep families in poverty and deny access to the services and supports that can help families become self-sufficient and not self-reliant.

Actions planned to develop institutional structure

The investment of CDBG Public Facilities funding in LMI neighborhoods to improve the infrastructure will enhance the quality of life, enable better access to necessary services, increase property values, and maintain a suitable living environment for low-to-moderate income residents.

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

The city is actively engaged in the Continuum of Care, local service networking groups, and special initiatives like the University Village Collaborative to help identify and improve the quality of life for the residents within the community. City staff works together with the Housing Authority to identify the housing needs of the community.

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 prioritized 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(l)(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(l)(1)

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

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

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 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 low-/moderate income population during 2021, 2022 and 2023.

DRAFT

DRAFT