



**COMMUNITY DEVELOPMENT BLOCK GRANT**

**DRAFT**

**ANNUAL ACTION PLAN: 2024  
PROGRAM YEAR 31**

**CONSOLIDATED PLAN: 2020-2024  
YEAR 5**

**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**

The City of DeKalb, Illinois is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Planning and Development (CPD) Programs, including Community Development Block Grant (CDBG). In compliance with the HUD regulations, the City of DeKalb (City) has prepared this FY 2024

Annual Action Plan (AAP) for the period of April 1, 2024, through March 31, 2025. This AAP is the 5th year of the City's FY 2020-2024 Five Year Consolidated Plan (Con Plan). These plans are strategic plans for the implementation of the City's Federal Programs for housing, community, and economic development/microenterprise within the City of DeKalb. The AAP establishes the City's goals for a twelve (12) month period and outlines the specific initiatives the City will undertake to address its needs and objectives by promoting: improving City infrastructure, the rehabilitation and construction of decent, safe, and sanitary housing; creating a suitable living environment; promoting fair housing; improving public services; expanding economic opportunities; improving public facilities and principally benefitting low- and moderate-income persons.

#### **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 2024 Annual Action Plan includes a series of goals, objectives and outcomes developed to address identified needs related to housing, homelessness, other special needs, community development, and economic development.

The following goals and objectives have been identified for the 12 months of fiscal year 2024.

1. Housing Rehabilitation – Continues to assist with rehabilitating existing housing in owner occupied in the City by addressing emergency repairs, energy efficiency improvements and handicap disability.

2. Housing Rehabilitation Administration – Provide eligible program delivery and oversight for the CDBG funded housing rehab projects.
3. Public Facilities/Infrastructure - Improves the public infrastructure through rehabilitation, reconstruction, and new construction, of streets, sidewalks, bridges, curbs, walkways, handicap accessibility improvements/removal of architectural barriers, etc.
4. Public Services – Continue to assist local social service/non-profit agencies within the City of DeKalb to improve the quality of life to those most vulnerable; homelessness, domestic violence, transportation, elderly and disabled, and provide the necessary services to live independently.
5. Administration – Provide eligible program delivery and oversight for CDBG funded projects/activities. Assist providers who operate homeless shelters or provide support to social service agencies who work with the most vulnerable population; homelessness, domestic violence, transportation, elderly and disabled, and provide the necessary services to live independently.

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

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

The City of DeKalb has a history of success through programs funded by the Community Development Block Grant (CDBG). Programs that support neighborhood revitalization are especially important to the health of the city. The city has a long history of successfully funded housing renovations targeting low-income households and seniors who cannot maintain adequate housing. The City continues to address blighted and vacant properties through demolition activities and leverages these programs with grants through the Illinois Housing Development Authority. At the end of each year, goals and strategies are reassessed to ensure results meet the needs of the target population. Additionally, ongoing community outreach allows target audiences to share their perspectives. This evaluation helps evaluate the effectiveness of the program. Additional details of past performance in the City's Consolidated Annual Performance and Evaluation Report (CAPER) .

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

Summary from citizen participation section of plan.

City staff will be holding one (1) public hearing on 1/22/24 during the regularly scheduled City Council Meeting.

Marketing for the public hearing included the following:

- Notice for the 1/22/24 public hearing will be published on 1/12/24 through 1/14/24 in the Daily Chronicle and again on 1/17/24 in the Midweek.

- Social media posts, starting two weeks prior to the hearing date.
- The City E-Newsletter was sent to residents who have signed up to be notified.
- Direct email sent to 106 partner agencies, inviting them to attend and post materials for the residents they serve and
- Direct email follow-up to 35 partner agencies after the hearing with the hearing presentation attached. All recipients were invited to email comments, or schedule time to meet.
- Staff also shared the information at the DeKalb County Youth Service Providers meeting, DeKalb County TRIAD meeting, the University Village Collaborative monthly meeting, the Networking for Families meeting, & Multi-disciplinary monthly meeting during the months of December and January.

## **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.

Forthcoming – A summary of the public comments will be included in the last version of this Plan.

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

City staff will review and take into consideration all of the comments prior to finalizing this Plan. Written comments will be provided responses in writing and summarized in #5 above.

## **7. Summary**

The Annual Action Plan (AAP) process requires the City to prepare in a single document its strategies and goals for infrastructure improvements, establish and maintain suitable housing and promote economic development with the City.

## 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 activities that will be executed throughout the program year commencing April 1, 2024, and concluding March 31, 2025, with the utilization of federal funds awarded to the City of DeKalb via the Community Development Block Grant (CDBG) Program and the U.S. Department of Housing and Urban Development (HUD). These activities are detailed in the 2024 Annual Action Plan. The programs and activities outlined in the plan are designed to predominantly benefit city residents with low to moderate incomes. The Community Development Department of the City of DeKalb is tasked with the formulation and management of the CDBG Annual Action Plan and Consolidated Plan. The Community Services Coordinator supervises the implementation of the programs and activities outlined in the Plan, which is subsequently approved by City Council after public comment and review of the Plan.

### Consolidated Plan Public Contact Information

<div>For information on the 2024 Annual Action Plan, please contact: Jennifer Yochem - Community Services Coordinator, 164 E Lincoln Highway, DeKalb, IL 60115 815-748-2366 or via email [jennifer.yochem@cityofdekalb.com](mailto:jennifer.yochem@cityofdekalb.com)

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

### **1. Introduction**

To identify and address the sizable and varied infrastructure, housing, community development, and social service needs of the community, the City of DeKalb consults with a vast array of government departments, governmental agencies, private and non-profit sectors in order to conduct the programs and services required by the Consolidated Planning process. By means of both formal and informal activities and relationships, DeKalb has requested the cooperation and participation of all parties impacted in the development of the Annual Action Plan for 2024. The City employs targeted meetings and ongoing relationships centered on particular requirements to incorporate public input into the planning process, respectively, as components of its consultation process. Collaborative alliances optimize the utilization of scarce resources while reducing interruptions in the provision of services. The City engages in consultations with various entities during the planning process, including health care agencies, social service agencies, public housing authorities, community collaborations, private enterprises, and community leaders. The subsequent section delineates the respective functions of public and private government agencies during the planning process.

### **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(I))**

Utilizing resources effectively and filling in additional gaps, the Community Services Coordinator collaborates closely with other departments on initiatives that target neighborhoods and individuals with low to moderate incomes. These departments consist of the Building, Legal, Public Works, and Finance, as well as the City Engineer and the City Manager. Partnerships have been established between the City and other local agencies. As appropriate, referrals are also made to the Family Service Agency, Elder Care Services, RAMP, and Safe Passage of DeKalb County. The Housing Authority of the County of DeKalb, in collaboration with the City, coordinates federal housing assistance for the lowest-income households in the City.

Active participants in the Continuum of Care (CoC) include both public and assisted housing providers, as well as DeKalb Township, Hope Haven of DeKalb County and Safe Passage of DeKalb County. The Housing Authority of the County of DeKalb currently offers a preference point for those households who are Rent Burdened, paying more than 30% of their household income for rent and utilities for more than 90 consecutive days. Additionally, preference is given to those who are actively engaged in services provided by local social service agencies.

The City of DeKalb also participates and collaborates with the DeKalb County Mental Health Board (DCMB) through a variety of projects. Most recently, the DCMB conducted a Community Needs survey around behavioral health and other public service needs. The results concluded the strong need for

more mental health providers, counselors, therapists, and psychiatrists in our community. Additionally, better transportation options and a more frequent bus system in the city.

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

The Community Services Coordinator of the City of DeKalb serves as the Vice Chairperson on the Continuum of Care, chairs the Digital Equity & Inclusion committee and the grant review committee. Additionally, staff assists in the application process for non-federal ESG funds and CoC funds for the Continuum of Care. The Continuum of Care is part of the Built for Zero collaborative which trains continuums and other partners in efforts to end 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.**

The CoC Board approves all policies related to HMIS and ESG. The CoC has a review committee that makes recommendations for funding of HMIS and the ESG funds. The CoC Board reviews ESG recipient performance.

**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	<b>Agency/Group/Organization</b>	ELDER CARE SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was invited to the public hearing. Organization participates in meetings to address homelessness. City staff met with the staff at Safe Passage to identify and address the needs of their clients. The shelter is slowing back to full staff due to COVID. The staff is seeing more clients with untreated mental health illness in their clients. Additionally, with several large grants being cut back, the agency is trying to do more with less funds and a growing population needing domestic violence treatment.



2	<b>Agency/Group/Organization</b>	SAFE PASSAGE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was invited to the public hearing. Organization participates in meetings to address homelessness. City staff met with the staff at Safe Passage to identify and address the needs of their clients. The shelter is slowing back to full staff due to COVID. The staff is seeing more clients with untreated mental health illness in their clients. Additionally, with several large grants being cut back, the agency is trying to do more with less funds and a growing population needing domestic violence treatment.
3	<b>Agency/Group/Organization</b>	DeKalb County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - County Regional organization

	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p>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>
<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>Organization was invited to the public hearing, and as well as invited to discuss the needs of the city one on one. Organization participates in meetings to address homelessness. In the county and city, the HA is responsible for the administration of numerous housing programs. A problematic situation persists within the city regarding the housing of participants in the Housing Choice Voucher program. Staff is optimistic that the 2023 enacted state law, Source of Income Protections, will prevent market rate and subsidized tenants from being segregated. To support their applicants and tenants adequately, the Housing Authority collaborates with a number of local organizations. However, clients suffering from untreated mental illness and substance abuse have increased in number. Such malaises are beyond the capacity of the community's limited resources to aid. The elimination of the lookback period for the Low-Income Public Housing Program as a result of amendments to the State Public Housing Act permits the PHA to accommodate a greater number of applicants with a troubled past. The housing authority and the City will continue to develop strategies to address the community's needs while maintaining a cooperative relationship.</p>
<p>4</p>	<p><b>Agency/Group/Organization</b></p> <p>PRAIRIE STATE LEGAL SERVICES</p>
	<p><b>Agency/Group/Organization Type</b></p> <p>Service-Fair Housing  Regional organization</p>

<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was invited to the Public Hearing. Organization participates in CoC meetings to address homelessness.

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

The City partners with and collaborates with all governmental agencies and nonprofit community and economic development agencies within the city limits of DeKalb as well as the County. These agencies include the Housing Authority of the County of DeKalb, DeKalb County Health Department, Northern Illinois Homeless Coalition, nonprofit agencies, homelessness service agencies, School District 428, and a variety of social service networking groups. The deliberate omission of contact with any agency was avoided.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Northern Illinois Homeless Coalition	The Strategic Plan identifies 6 Priority Needs, including Homeless. This need is supported by the NIHC and its participating agencies. PHA 5-Year Plan Housing Authority of the County of DeKalb

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

**Narrative (optional)**

The Strategic Plan identifies 6 Priority Needs, including Housing & Homeless. The HACD 5 Year Plan provides resources for housing as well as programs for resident education and social services.

## 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.**

The City of DeKalb maintains compliance with the protocols defined in the attached Citizen's Participation Plan. City staff therefore intend to conduct a public hearing which will provide an overview of HUD funding sources, review the City's progress toward meeting goals from the previous year, and solicit public feedback on funding requirements for the 2024 Annual Action Plan. Participants are encouraged to provide feedback on the draft plan.

### 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)

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

Each year funding is allocated to existing and new activities that meet the greatest needs or can assist the greatest number of eligible individuals and/or households.

#### 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	\$375,561	0	\$100,000	\$475,561	0	This Annual Action Plan is based upon an estimated amount of \$375,561. Funding will be adjusted once the final allocation is formalized by HUD.
General Fund	public - local	Public Services	0	0	0	0	0	

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: \$		
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.**

Each year funding is allocated to existing and new activities that meet the greatest needs or can assist the greatest number of eligible individuals and/or households.

The City of DeKalb anticipates receiving \$375,561 in CDBG funds for the FY 2024 program year. This is based on the City's 2023 allocation and will be adjusted once the Department of Housing and Urban Development (HUD) announces 2024 allocations. The City's program year is from April 1, 2024, to March 31, 2025. These funds will be used to address the following priority needs: Housing; Homeless; Other Special Needs; Public Facilities, Community Development; Economic Development; and Administration, Planning, and Management. The City does will not have program income (PI) and therefore, no PI is included in the budget.

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

N/A

## **Discussion**

The City's efforts for FY 2024/25 are focused mainly on public facility improvements, public services and economic development through Project Launchpad. Additional programming is focused on preserving affordable housing through housing rehabilitation programs.

Additional local policy and programming details:

1. The budget in this draft AAP being reviewed and commented on by the public is based on 2023 funding allocations and anticipated program income. Adjustments will be made to this budget once actual allocations are announced by the Department of Housing and Urban Development (HUD).
2. Any increases or decreases in CDBG funds will be applied to projects in need or slow moving, respectively.

## 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: \$18,778	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Public Facilities/Improvements	2020	2024	Non-Housing Community Development Acquisition	City Wide	Non-Housing Community Development/Public Improvement	CDBG: \$100,337	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: \$56,334	Public service activities other than Low/Moderate Income Housing Benefit: 1000 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 Improvement Non-housing Community Development/Public Services Homelessness Transportation Services Workforce Job Skills Training	CDBG: \$75,112	Other: 100 Other
5	Economic Development	2021	2024	Non-Housing Community Development Economic Development	City Wide Annie Glidden North	Workforce Job Skills Training	CDBG: \$125,000	Jobs created/retained: 35 Jobs

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Continue to assist in the rehabilitation of owner-occupied existing affordable housing units in the city by addressing code violations, emergency repairs, energy efficiency improvements, and handicap accessibility.

2	<b>Goal Name</b>	Public Facilities/Improvements
	<b>Goal Description</b>	Improve the public infrastructure through rehabilitation, reconstruction, and new construction, of streets, sidewalks, bridges, curbs, walkways, handicap accessibility improvements/removal of architectural barriers, etc. Particularly in the southeastern quadrant of the city by correcting curbs and ADA accessibility.
3	<b>Goal Name</b>	Public Services Program
	<b>Goal Description</b>	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	<b>Goal Name</b>	Administration/Planning
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	<p>Support business and commercial growth through rehabilitation of store fronts and retail space, expansion of businesses, and the development of new businesses. Opportunity DeKalb's Project Launchpad will use funding to develop, educate, empower entrepreneurs and start-ups in the Annie Glidden North area of the City of DeKalb.</p> <p>Opportunity DeKalb will offer the following:</p> <ol style="list-style-type: none"> <li>1. Opportunity Hub-Physical location</li> <li>2. Job Connections-Expand workforce readiness with employment agencies</li> <li>3. Community Business Academy-Formalize relationship with Rising Tide</li> <li>4. Business Growth Academy- Connecting more developed businesses with Kishwaukee College</li> <li>5. Access to Capital- Funding opportunities through local businesses and financial institutions</li> </ol>

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of DeKalb proposes to undertake the project types below with the FY2024 CDBG funds.

1. Administration
2. Affordable Housing/Homeowner Rehabilitation
3. Public Services
4. Public Facilities
5. Development

### Projects

#	Project Name
1	2024 Administration/Planning
2	2024 Owner Occupied Housing Rehabilitation
3	2024 Public Services
4	2024 Public Facilities
5	2024 Economic Development

Table 7 - Project Information

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

In conjunction with the community feedback outlined in this AAP, the City takes into account the subsequent factors when developing a budget:

- Per regulation, at least 70% of the CDBG entitlement expenditures must benefit low/mod income (LMI) persons. This may occur through directly assisting LMI households and/or benefitting LMI persons through an area benefit.
- Local and regional plans, strategies, and initiatives (the 2020-2024 Consolidated Plan, the 2020

Comprehensive Plan, HACD's 5-Year Plan, the 2020 Housing Needs Study, etc.)

- The capacity of staff and partners
- Level of need and resources available to meet those needs.
- Ability to leverage funds.

The LMI National Objective is met by the following:

- The City will designate an infrastructure project within a service area of over 51% LMI households. In accordance with the City's Capital Improvement Plan, the project could not be realized in the absence of the CDBG commitment.
- The Economic Development projects will serve LMI areas specifically in the North Annie Glidden quadrant of the City of DeKalb create or retain employment of which 51% will be held by or made available to LMI individuals or assist a LMI microenterprise development.
- The Administration and Planning cannot count toward the 70% low/moderate income requirements.
- In order to determine their level of importance, priority needs must be classified as high or low, including housing, homelessness, economic development, and administration & planning. Aside from Low Priority Needs, High Priority Needs are anticipated to receive funding in FY2024. With the exclusion of Other Special Needs, all are ranked High Priority. If consistent with the 2020-2024 Five-Year Consolidated Plan, additional Special Needs initiatives may be funded through alternative methods.
- Several barriers prevent the fulfillment of underserved needs in DeKalb. The first is the aging housing stock in DeKalb, where many of the houses were constructed prior to 1978. The expense of rehabilitating properties to meet code standards is attributed to the deferred maintenance cost. Declining grant funds impacts the total number properties to renovate which is also impactful to administering the CDBG Program, fulfilling the needs of the Public Service grant requests, aiding the economic development in the Annie Glidden North area of the city and the public infrastructure.

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

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1	<b>Project Name</b>	2024 Administration/Planning
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$75,112
	<b>Description</b>	Funding to support the planning, management, monitoring and oversight of all CDBG programs and projects.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through the administration of the CDBG program, all residents of the City of DeKalb will benefit from the efforts.
	<b>Location Description</b>	The Community Services Coordinator 's assistance and services are available to all city-wide residents and businesses.
2	<b>Planned Activities</b>	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.
	<b>Project Name</b>	2024 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: \$18,778
	<b>Description</b>	Provides grants and/or loans to LMI homeowners to make necessary exterior and interior safety repairs to their homes.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5

	<b>Location Description</b>	Provides grants and/or loans to LMI homeowners to make necessary exterior and interior safety repairs to their homes.
	<b>Planned Activities</b>	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.
3	<b>Project Name</b>	2024 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: \$56,334
	<b>Description</b>	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.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400
	<b>Location Description</b>	Public Services are available to all residents citywide. Funded agencies provided quarterly updates detailing the total number of LMI residents who received services.
	<b>Planned Activities</b>	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.



4	<b>Project Name</b>	2024 Public Facilities
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	Public Facilities/Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development/Public Improvement
	<b>Funding</b>	CDBG: \$200,337
	<b>Description</b>	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. Funding will be used to replace failing curbs and insert ADA surfaces on the crosswalks in the southeastern quadrant of the City of DeKalb in low-to-moderate income neighborhoods.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500
	<b>Location Description</b>	The City will use a portion of these funds for resurfacing project to repair deteriorated street curbs and ADA surfaces in the southeastern section of the City of DeKalb. The remaining funds will be allocated to projects as needs are identified.
5	<b>Planned Activities</b>	Public Facilities and infrastructure improvements designed to support the sustainability of LMI neighborhoods and increase resident access and safety.
	<b>Project Name</b>	2024 Economic Development
	<b>Target Area</b>	City Wide Annie Glidden North
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Workforce Job Skills Training
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Support business and commercial growth through rehabilitation of store fronts and retail space, expansion of businesses, and the development of new businesses.
	<b>Target Date</b>	3/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Economic Development funding will be used to help develop 5 businesses in the Annie Glidden North section of the City of DeKalb and the city as a whole.
	<b>Location Description</b>	This program is available to Annie Glidden North residents as well as city-wide to Low-to-moderate income entrepreneurs.
	<b>Planned Activities</b>	Assistance for qualified expenses for development of commercial or industrial property, including design work, mechanical systems, building materials, site readiness, and equipment. Expands microenterprise loan program. (5 businesses)

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

The City will maintain its practice of allocating a substantial proportion of CDBG fund investments to a single district in 2024. This neighborhood is situated in the city's northwest corridor and is called the Annie Glidden North Neighborhood. About thirty-three percent of 2024 funds will be allocated by the city to support the revitalization of this densely populated residential area through investments in Opportunity DeKalb's economic development programming by way of the support of microenterprises. The remaining balance of funds will be allocated to support infrastructure in the southeastern section in the Colonial Subdivision of the City, owner-occupied housing rehabilitation, public services which benefit all city residents, program and activity management, and other initiatives.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	50
Annie Glidden North	50

**Table 8 - Geographic Distribution**

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

The area's population composition has undergone a transformation in recent times. A section that was formerly regarded as a university area is now populated by families and individuals living in poverty. The area lacks the necessary infrastructure to accommodate a growing population. The municipality engaged in a study of the vicinity and extended invitations to a number of community stakeholders to assist in the evaluation of the area's difficulties and prospects. The culmination of the collaboration was the successful completion of a revitalization plan for Annie Glidden North. Certain CDBG funds will continue to be allocated by the city to the area for the purpose of implementing enhancements that align with the revitalization objectives outlined in the plan. In recent years, the City has dedicated fifty percent of funds to the revitalization of the AGN area. Funds will continue to be used to assist the economic development of the AGN area as well as disbursing funds throughout the other areas of the city needing infrastructural improvements.

As initiatives are identified, the remaining funds designated for public facilities and improvements will be allocated to them accordingly. The proximity of new initiatives to the target area is contingent upon the priorities of the municipality.

### **Discussion**

The City considers the collective welfare of the city and is dedicated to ensuring that those needs are met for every single resident. In order to maximize the goals of the Annie Glidden North Revitalization

Plan, the CDBG funds will be utilized; any remaining funds will be depleted through the implementation of other projects located within the city limits.

## Affordable Housing

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

#### Introduction

The City of DeKalb's only HUD funding source is CDBG. The City will allocate funds to preserve existing housing that is affordable to low-to-moderate income homeowners.

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	4
Acquisition of Existing Units	0
Total	4

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

#### Discussion

The tables above only reflect CDBG funded affordable housing projects. The City's goal for the CDBG Housing Rehabilitation Program is rehabilitative assistance for owners to address properties occupied by homeowners.

In addition, the City of DeKalb will partner with Habitat for Humanity of DeKalb County to assist owner-occupants of single-family housing using Illinois Housing Development Authority (IHDA) funds. Through this collaboration, the City and Habitat for Humanity hope to assist eight (8) additional homeowners within the city limits of DeKalb.

In addition to marketing programs on the City's website, information is available at City Hall in the Community & Economic Development Department. City staff often use social media, local newspapers, neighborhood groups, and community events to spread the word about programming, as well.

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

### **Introduction**

The Housing Authority of the County of DeKalb (HACD) is committed to serving the DeKalb community by providing low-income city residents with safe, decent and affordable housing options. We have revised our mission and vision as an integral component of our strategic planning procedure. Our renewed focus is now on empowering residents through avenues such as education, training, and employment opportunities.

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

The properties under the jurisdiction of the local housing authority are well-maintained and have high rates of occupancy and utilization, demonstrating the authority's utmost diligence. The Housing Authority is consistently working to improve their public housing units. In 2024, HACD will be replacing the Air-Cooled Condensing Unit (ACCU) at 150-unit one (1) bedroom high rise, Taylor Street Plaza located in the city of DeKalb. This massive undertaking will ensure quality air flow in the property as well as improve elevator operation. In addition, in collaboration with the local Housing Authority, the City organizes fair housing educational presentations in partnership with Prairie State Legal Services and HOPE Fair Housing to ensure that local landlords and residents are aware of their legal rights.

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

The Housing Authority of the County of DeKalb (HACD) offers multiple avenues for resident involvement, fostering community empowerment and self-sufficiency. These opportunities include:

### **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 HUD designated high performer.

### **Discussion**

The City is privileged to partner with such a resolute housing authority that strives to provide safe, decent and affordable housing. HA maintains high utilization rates for its Housing Choice Voucher programs and high occupancy rates in its public housing properties, both programs are recognized as HUD Designated High Performers. HA satisfies the demand for affordable housing. The City will further collaborate with HA and other community organizations to advocate for strategies aimed at augmenting the affordable housing supply especially for those with the greatest needs.

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

### **Introduction**

The City recognizes the importance of assisting the homeless and near homeless with a continuum of care approach that addresses a homeless person's immediate shelter needs and provides funding to local social services agencies for transitional and permanent housing, supportive services, and employment opportunities to break the cycle of homelessness.

### **Describe the jurisdiction's 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 Northern Illinois Homeless Coalition includes a broad representation of relevant organizations and agencies, as well as interested individuals charged with:

- Community-wide planning and strategic use of resources to address homelessness.
- Improving coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness.
- Promoting the quick re-housing of homeless individuals and families; and
- Improving data collection and performance measurement to ensure program success.

Hope Haven of DeKalb County has a street outreach team that identifies homeless individuals and gets them into emergency shelter and eventually permanent housing. The needs of each individual are assessed during street outreach to provide referrals for services if the individual does not wish to receive shelter assistance. This outreach team collaborates with other agencies including shelter providers, health/mental health providers, law enforcement, and EMS Services. Outreach aims to engage homeless individuals and connect them to permanent housing programs as soon as possible. A goal of the program is to have every newly identified person housed within 45 days of their identification; however, due to an inadequate supply of affordable housing and a lack of client choice, sometimes this goal cannot be achieved.

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

The principal mission of emergency shelters is to ensure that homeless individuals have prompt access to essential services and to facilitate their swift transition to permanent accommodation. The City works with the local housing authority, homeless shelters, and other community service providers to ensure that the transitional housing and emergency shelter requirements of homeless families and individuals are adequately addressed. Through the utility portion of the CDBG fund and the City's Human Services

Fund, the municipality finances these services.

Additionally, coordinating with the Northern Illinois Homeless Coalition helps address these needs. All homeless individuals enter through the Single Point of Entry and are assigned to the appropriate housing, which may include emergency or transitional locations while waiting for a permanent housing slot to open. During winter months, "overnight cafes" open, creating a warm place to go for those who will not access shelter services.

**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 in services and partners 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, and Life Skills Training which includes psychiatric care, counseling, wellness programs, daily living, skills, vocational programs, meals, home visits, referrals and follow-up. These services are designed to help individuals gain the skills and resources they need to become independent and self-sufficient. The shelter also provides housing assistance to individuals, including connecting them to local rental assistance programs and helping them find permanent housing. Furthermore, Hope Haven provides Permanent Supportive Housing to chronically homeless individuals who have not been successful in traditional housing programs in partnership with the local housing authority. Hope Haven receives CDBG funding as well as Human Services grants that supplement the City's General Revenue fund.

**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.**

Through the singular point of entry, all individuals at risk of homelessness or who are physically homeless gain access to the network of agencies comprising the CoC system. Preventing homelessness is achieved by utilizing a screening system that identifies essential resources and support required to avoid becoming homeless. Then, the necessary support services are referred to the appropriate agency. This may encompass various agencies such as the Housing Authority of the County of DeKalb for housing assistance, DeKalb Township for general assistance, Worknet Batavia for employment support or IDHS



for cash and food benefits, or the Family Service Agency's Community Action Program.

The Family Service Agency provides services to individuals, families, and neighborhoods in the City of DeKalb as well as in the greater DeKalb County area. This is accomplished by addressing systemic, community and individual factors. Key strategies include provision of direct services, partnering, collaborations and advocacy. In order to achieve this, individual, community, and systemic factors are considered. The provision of direct services, collaborations, partnerships, and advocacy are essential strategies.

By supporting the initiatives of Hope Haven, the Continuum of Care agencies, Elder Care Services, the local housing authority, and other social service providers, the community at large collaborates to address the needs of extremely low-income individuals and families who are at risk of homelessness after being discharged from publicly funded institutions of care. These organizations assist in navigating the procedures involved in securing stable housing, employment, education, and wellness.

## **Discussion**

The programs identified above to address homeless persons' needs indicate that serving the homeless is a complex issue requiring a network of service providers. The City will allocate CDBG resources and funds from the City's General Fund to support a network of agencies that will address the needs of the community's homeless and those at risk of becoming homeless.

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

### **Introduction:**

Fair housing is essential to ensuring that persons of all income levels, race, religion and ethnicity have equal access to safe, decent, sound, and affordable housing in the City of DeKalb. The City continues to support Fair Housing policies and other local and regional partners in their fair housing activities and initiatives. There are several barriers to fair housing including the need for fair education and outreach, and the need for safe, decent, affordable rental housing and accessible housing. There is also a lack of home ownership opportunities and economic issues which affect fair housing.

**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 of DeKalb plans to take the following actions during 2024:

- Solicit ideas and feedback about opportunities to provide fair housing training, education or programming in the community.
- Support outreach activities addressing Fair Housing education as led by Prairie State Legal Services and HOPE Fair Housing.
- Support the efforts of fair housing groups and organizations.
- Staff will participate in fair housing training opportunities as available.
- Support and encourage the rehabilitation of existing housing units in the City to create decent, safe, and sound rental housing that is affordable to lower income households.
- Support home rehabilitation programs that financially assist seniors and people with disabilities to provide a safe and accessible home in order to continue to age in place · Support and encourage the development of accessible housing units in the City.
- Continue to provide support, education, and technical assistance opportunities to minority, women owned, and small businesses · Continue to promote and encourage economic development with local commercial and industrial firms to expand their operations and increase

employment opportunities.

**Discussion:**

Strong relationships with social service providers and an abundance of resources enable the City of DeKalb to assist in meeting the needs of homeless and other individuals with special needs in 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. Although the City strives earnestly to deliver more successes than failures, it is unable to fulfill every need of those in need.

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

### **Introduction:**

There are several constraints to meeting low-income residents' needs; the primary obstacle is a lack of adequate funding to address all needs. Demand for services has forced many nonprofits to reduce services when governmental entities also decrease resources. In response to the level of need, the City has maintained its commitment to utilize and leverage resources efficiently and effectively to meet priority community needs.

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

The City acknowledges the special needs populations encounter difficulties as a result of their limited financial resources and distinct living circumstances. Many of these factors contribute to an increased likelihood of homelessness for these individuals. Frequently, populations with specific requirements demand specialized housing and support services. Housing and supportive services for populations with special needs are given top priority by the municipality. The City will allocate funds to public service agencies that assist underserved populations, including the homeless, the elderly, people with disabilities, and low-income families with children, during the 2023-24 fiscal year.

The City of DeKalb has developed the following actions which addresses obstacles to meeting underserved needs, fosters affordable housing, reduces the number of poverty-level families, develops institutional structures, and enhances coordination between public and private housing and social service agencies.

- Continue to fund rehabilitation programs to help bring owner occupied housing stock up to code standards and to help seniors age in place.
- Continue to support new housing construction of owner occupied and renter occupied housing units that are decent, safe, sound, affordable, and accessible.
- Continue to support acquisition/rehab of owner occupied and renter occupied housing units

that are decent, safe, decent, affordable and accessible.

- Continue to leverage its financial resources and apply for additional public and private funds.
- Continue to provide services and resources to homeless individuals and households.

### **Actions planned to foster and maintain affordable housing.**

The City's strategies related to CDBG-funded affordable housing efforts are focused on maintaining the housing stock through its housing rehabilitation programs, helping to ensure individuals have access to housing free of discrimination due to race, gender, disability, and other personal or household characteristics. Additionally, the City will maintain its partnership with the Housing Authority and other housing providers in an effort to promote the development of new affordable housing and the upkeep of the existing affordable housing in the city.

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

The City continues to work to reduce potential lead-based paint hazards. Below are the City's activities to reduce lead-based paint hazards related to rehabilitation and homeownership programs.

Rehabilitation Programs:

While complying with Title 24 Part 35, the City of DeKalb will ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information, including notices, and understand their responsibilities. Properly certified people perform risk assessments, paint testing, lead hazard reduction, and also post project lead clearances.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.

The DeKalb County Health Department assumes the primary responsibility for managing instances of elevated blood levels (EBLs) in minors and collaborates with federal and state programs to eliminate lead hazards. When necessary, the City and the Health Department will collaborate to address any identified requirements for lead abatement activities in the residences of children who have an EBL.

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

The Public Services Grant Program is a crucial component of the City's strategy to reduce the number of poverty-level families. For FY24, a total of \$56,334 has been allocated to organizations and programs that provide assistance to low-income families. These programs include emergency rent and utility assistance, services to single parents, emergency housing, food assistance, employment counseling, substance abuse counseling, mental health counseling, youth services and after-school programs.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the

number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start providing pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, the primary programs that assist families in poverty are Community Coordinated Childcare (4-C), SNAP, TANF, IDES, and state medical insurance. Together, these programs provide individuals and families with employment assistance, childcare assistance, subsidy for food, medical care, and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

### **Actions planned to develop institutional structure.**

Staff will work with other City departments, local service providers, and agencies from DeKalb County to implement the Consolidated Plan goals and strategies for 2020-2024. In addition to the formal structure inherent in administering CDBG funds, the City will pursue informal communication and coordination with public and private housing agencies, other governmental agencies, private businesses, non-profit community agencies and other organizations working to meet the housing assistance and support needs of low and moderate-income people in the community. The City will work with local agencies to coordinate services to eliminate gaps, reduce duplication of programs, and emphasize efficient service delivery for local, state, and federal programs. The City will continue to participate the Northern Illinois Homeless Coalition (NIHC) Continuum of Care (CoC) and other organizations to learn and provide input on how implementation of homelessness and affordable housing programs can be improved county-wide.

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

The City of DeKalb has a long history of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between the City Community Services Department and the partner agencies and organizations that administer activities is strong. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery. To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in DeKalb— particularly the CDBG Target Areas such as the Annie Glidden North are of the City of DeKalb.

### **Discussion:**

In the implementation of the 2023-2024 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and

enhance coordination between public and private housing and social service agencies.

## Program Specific Requirements

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

#### Introduction:

In the implementation of programs and activities under the 2024-2025 Annual Action Plan, the City of DeKalb will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.

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

##### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%



In the implementation of programs and activities under the 2024-2025 Annual Action Plan, the City of DeKalb will follow all HUD regulations concerning the use of CPD funds.

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 2023.

