



2026 Annual Action Plan (Draft)

FY 2020-2024 Amendments

Citizen Participation Plan (Draft)



2025-2029 Consolidated Plan

Strategies and Priority Needs

High Priority Needs

- Housing Strategy
- Homeless Strategy
- Community Development Strategy
- Economic Development Strategy
- Administration, Planning and Management Strategy



Housing Strategy

Goals

- HS-I Housing New Construction
 - Increase the number of housing units in the City for owners and renters through new construction. This includes, but is not limited to, costs associated with acquisition, disposition, clearance, demolition, infrastructure, and new construction of residential housing.

Housing Strategy

Goals continued....

- HS-2 Preservation of Housing
 - Preserve existing housing units in the City for owners and renters. This includes, but is not limited to, costs associated with acquisition, disposition, clearance, demolition, infrastructure, and the rehabilitation of residential housing.

Housing Strategy

Goals continued...

- HS-3 CHDO Support & Development
 - Support Community Housing Development Organizations with operating dollars and development funds. This meets the HOME program 15% minimum set aside requirement for affordable housing. Funds would be used for the development of decent, safe, and sanitary housing for owners and renters. This includes, but is not limited to, costs associated with acquisition, new construction, reconstruction, and the rehabilitation of residential housing. In addition, eligible homebuyers purchasing any of the newly developed units may receive homebuyer assistance such as down payment, etc.

Housing Strategy

Goals continued....

- HS-4 Homeownership
 - Create wealth through homeownership. Assistance includes, but is not limited to, direct subsidies for down payment, closing costs, housing counseling fees, interest subsidies, etc.
- HS-5 Project Delivery
 - Support housing through project delivery, the comprehensive process of carrying out and completing housing units.

Homeless Strategy

Goal

- HMS-I To Reach Functional Zero
 - Supplement the Continuum of Care's efforts by identifying and engaging people at risk of and experiencing homelessness, intervening to prevent the loss of housing and divert people from entering the homelessness services system, and providing immediate access to shelter and crisis services. This includes, but is not limited to, efforts related to street outreach, emergency shelter, homeless prevention, rapid re-housing, operating, supporting the Homeless Management Information System (HMIS), and administration.

Community Development Strategy

Goals

- CDS-I Non-Housing Community Development Needs
 - Improve public facilities, infrastructure, and public safety. This includes, but is not limited to, rehabilitation, reconstruction, and new construction of community spaces, and infrastructure such as streets, sidewalks, bridges, curbs, storm water & sanitary sewer, accessibility improvements, the removal of architectural barriers, community policing, and ability to respond to emergencies in the City, etc.

Community Development Strategy

Goals continued....

- CDS-2 Public Services
 - Supplement public services (including labor, supplies, and materials) for low to moderate-income persons, including persons with other special needs. This includes, but is not limited to adding new services or making a quantifiable increase in the level of existing services. Services include, but are not limited to, services related to employment, crime prevention, childcare, health, drug abuse, education, fair housing counseling, energy conservation, welfare, or recreational needs.

Community Development Strategy

Goals continued.....

- CDS-3 Clearance/Demolition
 - Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures.

Economic Development Strategy

Goals

- EDS-I Business Support
 - Provide financial support to start and/or grow businesses.
- EDS-2 Property Development
 - Develop new and existing commercial and industrial properties through means such as acquisition, disposition, clearance, demolition, remediation, preservation, renovation, etc.

Administration, Planning and Management Strategy

Goal

- AMS-I Overall Coordination
 - Provide program management and oversight for the successful administration of Federal programming, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

Local Policy & Programming Details

- Fiscal Years
 - City: January 1 – December 31
 - HUD: October 1 – September 30
- FY 2026 budget is based on FY 2025 allocation. Adjustments will be made once the Department of Housing and Urban Development (HUD) announces actual allocations. Any increases or decreases in CDBG and/or HOME funds will be applied to projects in need or slow moving, respectively.
- Grant allocations are generally expended over multiple years.
- The City reserves the right to incur **pre-award costs to minimize disruption in programming**. Pre-award are those incurred before the start date of the Federal award, and are subject to repayment.

Local Policy & Programming Details continued. . . .

- Any Community Housing Development Organization (CHDO) operating available at year end is reallocated to another project within the Housing Strategy
- The City reserves the right to ask HUD for permission to reallocate CHDO reserves to another project within the Housing Strategy
- City is eligible to apply for five times the current CDBG entitlement allocation for application of Section 108 Loan Guarantee funds.
 - Section 108 can be used to fund:
 - Economic development
 - Housing
 - Public facilities
 - Infrastructure
 - Other physical development projects, including improvements to increase resilience against natural disasters

FY 2026 (based on FY2025 allocation)

CDBG:

- \$2,254,724
- Plus \$30,000 anticipated Program Income (PI)

HOME:

- \$961,680.65
- Plus \$12,884.00 PI received as of 10/13/2025

ESG:

- \$195,054

FY 2026 AAP Budget by Project

(presented at public hearing on 10/1/2025 – based on what was included in the 5-year Consolidated Plan)

	CDBG	HOME	ESG
New Construction		\$686,060	
Preservation of Housing	\$539,344		
Project Delivery	\$353,435		
CHDO Affordable Housing		\$144,252	
CHDO Operating		\$48,084	
Homeownership	\$100,000		
Non-Housing - Infrastructure	\$400,000		
Public Services	\$10,000		
Demolition/Clearance	\$300,000		
Business Support	\$125,000		
Property Development	\$0		
Homeless			\$195,054
Administration	\$456,945	\$96,168	
	\$2,284,724	\$974,565	\$195,054

FY 2026 Adjustments

(reasoning behind the new numbers)

- Updated to include Program Income
- Confirmed the knowns (maximum and minimum budget)
 - Administration (maximums: 20% CDBG, 10% HOME, 7.5% ESG)
 - Community Housing Development Organization (CHDO) Operating funds (5% maximum)
 - CHDO Reserves (15% minimum set aside)

FY 2026 Adjustments

(reasoning behind the new numbers)

- Funded every budget line (when eligible) – allowing for amendments when:
 - Projects become shovel ready and/or program expenditure deadlines are near.
 - Pipeline of housing projects include new construction and/or rehabilitation of rental and/or homeownership units.
 - Economic Development activities provide for business support or property development
 - Community projects generally include sidewalks, demolitions, and/or public services
 - Needed for the City to apply for grant funds to supplement current programming.
 - Needed for an activity funded with prior year grant funds.

FY 2026 AAP Budget by Project (after adjustments)

	CDBG	HOME	ESG
New Construction		\$313,030.24	
Preservation of Housing	\$539,344.20	\$313,030.23	
Project Delivery	\$396,000.00		
CHDO Affordable Housing		\$144,252.09	
CHDO Operating		\$48,084.03	
Homeownership	\$100,000.00	\$60,000.00	
Non-Housing - Infrastructure	\$107,435.00		
Public Services	\$10,000.00		
Demolition/Clearance	\$300,000.00		
Business Support	\$250,000.00		
Property Development	\$125,000.00		
Homeless			\$195,054.00
Administration	\$456,944.80	\$96,168.06	
	\$2,284,724.00	\$974,564.65	\$195,054.00

2025 AAP Budget by Project

(shared at I0/I public hearing)

	CDBG	HOME	ESG
New Construction		\$673,176.47	
Preservation of Housing	\$1,015,344.20		
Project Delivery	\$353,435.00		
CHDO Affordable Housing		\$144,252.09	
CHDO Operating		\$48,084.03	
Homeownership			
Non-Housing - Infrastructure			
Public Services	\$10,000.00		
Demolition/Clearance	\$300,000.00		
Business Support	\$125,000.00		
Property Development			
Homeless			\$195,054.00
Administration	\$450,945.90	\$96,168.06	
	\$2,254,724.00	\$961,680.65	\$195,054.00

2020-2024 Funds Available by Project as of 9-22-2025 (shared at I0/I Public Hearing)

	CDBG	HOME
New Construction		\$2,724,170.84
Preservation of Housing	\$185,202.75	
Project Delivery	\$0	
CHDO Affordable Housing		\$669,248.40
CHDO Operating		\$46,431.70
Homeownership		
Non-Housing - Infrastructure	\$700,000.00	
Public Services	\$50,000.00	
Demolition/Clearance	\$267,481.54	
Business Support	\$125,000	
Property Development	\$360,690.98	
Administration	\$29,611.61	\$92,863.40
	\$1,717,986.88	\$3,532,714.34

FY 2020-2024 Amendments

- Budget increases were made for Program Income received.
- The reallocation of Community Housing Development Organization (CHDO) operating dollars because they were not requested by a CHDO within the grant year.
- To ensure funding was available for City staff to continue the administration of CDBG and HOME programming during the Federal Government shutdown, a minor budget amendment was made to increase Administration and Project Delivery budget line items. The City continues to budget less than the maximum regulatory requirements (20% CDBG allocation, 10% HOME allocation).

FY 2020-2024 Amendments continued...

- The FY 2020-2023 grants have minimal remaining balances. Therefore, minor amendments were made to projects with balances allowing for the City to close out these grants in the near future. Funds from these projects were reallocated to projects in need.
- The following minor amendments (decreasing the budget for each budget line item below) were made to increase the Infrastructure Budget, allowing for the City to fund the sidewalk program, a program with shovel ready activities. This will assist the City in meeting the Federal expenditure deadline for CDBG.
 - 2023 EDS2 Property Development \$124,869.99,
 - 2024 EDSI Business Support \$85,000,
 - 2024 Demolition/Clearance \$152,611.52.

2020-2026 Funds Available by Project

	CDBG	HOME	ESG
New Construction		\$3,724,436.64	
Preservation of Housing	\$1,763,891.18	\$408,835.93	
Project Delivery	\$829,435.00		
CHDO Affordable Housing		\$908,378.58	
CHDO Operating		\$96,168.06	
Homeownership	\$100,000	\$60,000	
Non-Housing - Infrastructure	\$1,162,481.51		
Public Services	\$70,000.00		
Demolition/Clearance	\$715,000.00		
Business Support	\$375,000.00		
Property Development	\$125,000.00		
Homeless			\$390,108.00
Administration	\$1,139,192.19	\$285,199.52	
	\$6,287,434.88	\$5,483,018.73	\$390,108.00

FY 2026 Additional Comments

- AP-20 includes the FY 2026 anticipated accomplishments
- Additional funding
 - CDBG-Corona Virus (CDBG-CV)
 - HOME-American Rescue Plan (HOME ARP)
 - Neighborhood Stabilization Program
- Leveraged Resources
 - Public: US EPA, DECO, HUD, Department of Energy, etc.
 - Private: Community Solutions, FHLBC, owners, donations, etc.
 - State: Department of Human Services, IHDA, IDPH, etc.
 - Local: WCHD, Habitat, LifeScape, Community Foundation, CIP, TIF, etc.
- A 24/7 Homeless Hotline (844-710-6919 extension 5) has been established to ensure that the homeless can access permanent housing as soon as possible.

Citizen Participation Plan (Draft)

Clarification

Substantial Amendment:

A “Substantial Amendment” is one that requires Citizen Participation as defined herein. Criteria for substantial amendments are as follows:

1. Proposed Projects* differ from the specific Projects that were originally identified in the action plan or 5-year consolidated plan.
2. Any individual increases or decreases in grant dollars that equal thirty (30) percent or more of that program year’s **total** grant allocation (**CDBG, ESG, and HOME added together**), and as amended (i.e., the Annual Action Plan).

*Projects as defined in the City’s Annual Action Plan and/or 5-year consolidated plan.

Citizen Participation Plan (Draft)

Change

Public Hearings

A minimum of two public hearings will be held throughout the program year. The hearings will be conducted at a minimum of two different stages of the year. Together, they will address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, review of program performance, and announce if the City plans to access pre-award costs as allowed by the Uniform Administrative Requirements, Cost Principles and Audit Requirements regulation, at 2 CFR Part 200. At least one of the hearings will be held before the proposed plan or amendment is published for comment.

CEDD will try to hold public hearings at times and locations convenient to residents who may benefit or already benefit from the CPD programs. Locations will be accessible for residents with disabilities. In addition, CEDD intends to comply with the intent and spirit of the Americans with Disabilities Act. If a sign language interpreter, personal P.A. system or other special accommodations are needed, CEDD, will be prepared to assist if notified ~~48 hours~~**five (5) business days** in advance. Additionally, CEDD will provide interpreters when it is evident that a significant number of non-English speaking persons will be present.

Although not required, a third public hearing may be conducted to receive feedback regarding performance reports and/or special projects.

Fair housing

As recipient of HUD funding, the City works to Affirmatively Further Fair Housing.

The City commits to taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes.

Fair housing

If you have been discriminated against when seeking housing, here are two ways to file claims:

Fill out the Illinois Housing/Real Estate Transaction Complainant Information Sheet

<https://dhr.illinois.gov/filing-a-charge/housing.html>

Call Prairie State Legal Services
855-347-7757

What's next?

2026 Annual Action Plan, Amendments to prior year grants (2020-2024),
Citizen Participation Plan update & clarification

Drafts Available for Public Review & Comment:

- Monday, 10/13 – Thursday, 11/13
- Drafts are available on City's website (Rockfordil.gov). Hard copies may be found at the following locations:
 - City Hall 2nd Floor/Community & Economic Development Dept.
 - City Health & Human Services Offices – 612 N. Church St
 - Rockford Housing Authority, 223 S. Winnebago Office, and
 - Rockford Public Library – all branches.

Continued....

- City Council Approval
 - Anticipated late November/early December
- Submission to HUD: Date TBD
 - No Continuing Resolution
 - Once HUD announces allocations, City staff updates the budget, and submits the 2026 Annual Action Plan, along with the Citizen Participation Plan to HUD within 45 days.

Comments

WE APPRECIATE YOUR INPUT!

Survey:

www.rockfordil.gov

Search: Annual Action Plan

Comments:

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Resources and Contacts

- CDBG – hudexchange.info/programs/cdbg/
- HOME – hudexchange.info/programs/home/
- ESG – hudexchange.info/programs/esg/

City of Rockford

Community & Economic Development (CDBG & HOME)
425 E. State Street
779-348-7162

Health & Human Services (ESG)
612 N. Church Street
844-710-6919
www.rockfordil.gov

Connect with us:



Questions?
Comments?

