



DRAFT

ANNUAL ACTION PLAN

**For Program Year 2026
(June 1, 2026 to May 31, 2027)**

**Published by the City of Elgin, Illinois, for public review and comment
from June 8 through July 7, 2026.**

PUBLIC NOTICE

(Published in the *Daily Herald* on Sunday, June 7, 2026)

This notice is to advise citizens of their opportunity to review and comment on the draft Kane-Elgin Consortium (Kane County and the City of Elgin) 2026 Annual Action Plans. On April 10, 2026, a public hearing was held to solicit input regarding the community needs and objectives identified in the 2026 Annual Action Plans, including the use and allocation of funds. The draft plans contain projects proposed to be undertaken during Program Year 2026 (6/1/2026 - 5/31/2027) with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds provided by the U.S. Dept. of Housing and Urban Development. Copies of the draft Kane County 2026 Annual Action Plan and the City of Elgin 2026 Annual Action Plan are available for review at the Kane County Development & Community Services Department (719 S. Batavia Avenue, Geneva IL 60134), Elgin City Hall (150 Dexter Court, Elgin IL 60120), and Kane County’s website at www.countyofkane.org/Pages/ocr.aspx. A 30-day public comment period will run from June 8 to July 7, 2026. Those wishing to submit written comments must do so by 11:59 pm on Tuesday, July 7, 2026. Comments regarding the plans may be sent to the Kane County Development & Community Services Department 719 S. Batavia Avenue, Geneva IL 60134 or to dallchristopher@kanecountyil.gov. For more information, please call 331-312-9231.

County of Kane Community Development Block Grant

Source of funds: FY2026 Kane County CDBG allocation of \$1,295,313

1. Affordable Housing Fund	\$156,651
2. Neighborhood Improvements	\$850,000
3. Homeless and Supportive Services	\$29,600
4. <u>Program Administration/Planning</u>	<u>\$259,062</u>
TOTAL	\$1,295,313

HOME Investment Partnership Program

Source of funds: FY2026 Kane County HOME allocation of \$824,018

1. Affordable Housing Fund	\$741,617
2. <u>Administration</u>	<u>\$82,401</u>
TOTAL	\$824,018

Elgin Community Development Block Grant

Source of funds: FY2026 City of Elgin CDBG allocation of \$778,429 and other Elgin CDBG funds from prior years and anticipated program income

1. Owner-Occupied Housing Rehab Program	\$300,000
2. Affordable Housing Fund	\$558,240
3. Senior Services Windows/Doors	\$20,693
4. Program Administration	\$151,300
5. <u>Continuum of Care Program Administration</u>	<u>\$4,300</u>
TOTAL	\$1,034,533

Following the public comment period, the 2026 Annual Action Plans will be submitted to the U.S. Department of Housing and Urban Development with a summary of the comments received and the Consortium’s responses to those comments.

PUBLIC NOTICE UPDATE

A Public Notice was published on January 8, 2026 for an amendment to the Kane County 2024 Annual Action Plan (and additionally corrected). That amendment was subsequently pulled and no action taken.

NOTICE OF INTENT TO INCUR PRE-AWARD COSTS

This notice is to advise citizens that the Kane-Elgin Consortium and/or its subrecipients may incur costs associated with the CDBG activities for Program Year 2026 prior to the effective date of a grant agreement with HUD. Citizens are advised that such pre-award costs will have no effect on future grants and will be in compliance with the regulations that govern the CDBG Program (24 CFR Part 570) and the Environmental Review Procedures stated in 24 CFR Part 58. The total amount of any pre-award costs incurred by the county and the city will not exceed \$300,000 per jurisdiction. Questions should be directed to Chris Dall at 719 S. Batavia Avenue, Geneva IL 60134. For more information, please call 331-312-9231.

City of Elgin

2026 Annual Action Plan

Executive Summary

1. Introduction

The City of Elgin receives federal Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to develop an Annual Action Plan that articulates the housing and community development goals it will address using these funds. This Action Plan is for Program Year 2026, which began on June 1, 2026, and ends on May 31, 2027.

HUD determines each entitlement jurisdiction's annual CDBG funding allocation using a formula that incorporates several objective measures of community need. The CDBG Program provides funding for a wide range of housing and community development activities that help to strengthen neighborhoods and improve the overall quality of life for residents.

The City of Elgin has participated in the CDBG Program since 1975 as a "metropolitan city" serving a program area that is coterminous with its municipal boundaries, which includes portions of both Kane and Cook Counties. In 2004, the City of Elgin formed a partnership with Kane County – known as a "Consortium" – in order to participate in HUD's HOME Investment Partnerships Program. The area served by the Consortium includes the county's CDBG program area and the City of Elgin.

In 2025, Kane County, as the lead entity of the Consortium, adopted a Housing and Community Development Consolidated Plan for Program Years 2025-2029. The Consolidated Plan contains a housing and homeless needs assessment, a housing market analysis, and a strategic plan, which identifies priority needs in the Consortium area, and establishes funding priorities for both the county and city for the five-year period covered by the plan.

For Program Year 2026, the city's CDBG allocation from HUD will be \$778,429. Additionally, the city expects to have carry-over funds from Program Year 2024 in the amount of \$50,000 and from Program Year 2025 in the amount of \$56,104. The city also estimates it will receive approximately \$150,000 in program income during Program Year 2026. Altogether, these resources total \$1,034,533 in funding available to support activities aimed at addressing the priorities of the Consolidated Plan during Program Year 2026.

The city has identified the priorities listed below for Program Year 2026, along with the following funding amounts. All CDBG activities (with the exception of program planning and administration) will benefit low- to moderate-income residents.

- Affordable Housing: \$858,240
- Facility Development: \$20,693
- Program Planning and Administration: \$155,600

Additional details regarding these activities are contained in the table on page two.

City of Elgin
Community Development Block Grant Program
Proposed Budget for Program Year 2026

AVAILABLE SOURCES	
Source	Amount
Program Year 2026 Formula Allocation	\$778,429
Carryover Funds from Program Year 2024	\$50,000
Carryover Funds from Program Year 2025	\$56,104
Program Income (estimated to be received during Program Year 2026)	\$150,000*
Total Available Sources	\$1,034,533

PROPOSED USES			
Priority Need	Program/Project Name	Program/Project Description	Amount
Affordable Housing	Owner-Occupied Housing Rehab	Provide housing rehabilitation assistance to income-eligible homeowners.	\$300,000
	Affordable Housing Fund	The Affordable Housing Fund will support the preservation and creation of affordable housing.	\$558,240*
Facility Development	Senior Services Associates	Replace/rehabilitate windows and doors of historic building.	\$20,693
Program Planning and Administration	CDBG Program Administration	Provide funds to cover expenses associated with planning and administration of the Community Development Block Grant Program.	\$151,300
	Continuum of Care Administration	Provide funds to cover expenses associated with planning and administration of the regional Continuum of Care Program.	\$4,300
Total Proposed Uses			\$1,034,533

* The amount of Program Income in the above table is estimated. The actual amount allocated for the Affordable Housing Fund may increase or decrease depending on the actual amount of Program Income received by the City of Elgin during Program Year 2026.

2. Summarize the Objectives and Outcomes Identified in the Plan

The overall objective of the CDBG Program is to foster the development of viable urban communities by:

- Providing decent, safe and sanitary housing;
- Fostering suitable living environments; and
- Expanded economic opportunities for low- and moderate-income residents.

The City of Elgin strives to address these objectives by maximizing and effectively utilizing all available resources to support various housing and community development activities. The Kane-Elgin Consortium's Consolidated plan for Program Year's 2025-2029 identifies priority objectives. They include:

Objective #1: Affordable Housing

Provide housing rehabilitation assistance to income eligible homeowners and gap financing for the development/redevelopment of affordable rental housing and homeownership opportunities.

Objective #2: Neighborhood Improvements

Provide financing for local infrastructure projects, including neighborhood streets, curbs, and sidewalks, sanitary and storm sewers, water lines, parks, and playgrounds.

Objective #3: Homeless and Support Services

Assist in the implementation of the local homeless response system.

Objective #4: Facility Development

Assist in the construction, rehabilitation and general improvement of public facilities such as, community centers, individual and family social service agencies, and other facilities from which human services are provided to area residents.

The following outcome options help to identify the type of change/result that is anticipated by each activity:

Availability/Accessibility

Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. Accessibility does not refer only to physical barriers, but to making the affordable basics of daily living available and accessible to low- and moderate-income people.

Affordability

Activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. This can include the creation or maintenance of affordable housing and infrastructure.

Sustainability

Projects where the activity is aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to low- and moderate-income people or by removing or eliminating slum or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Progress toward outcomes is measured with output indicators, as defined by HUD. Outcomes are the "benefits" relating to a change in conditions, status, attitudes, knowledge, or behavior that result from the funded programs/projects.

3. Evaluation of Past Performance

At the close of each program year, the city summarizes the year's activities and accomplishments in a Consolidated Annual Performance and Evaluation Report (or "CAPER"), which is made available for public review during a fifteen-day comment period prior to being submitted to HUD. The report identifies the objectives addressed and the outcomes achieved during the program year. It provides an evaluation of past performance through measurable goals and objectives and compares anticipated performance to actual performance. The report tracks accomplishments as they relate to the five-year goals established in the Consolidated Plan.

To date, the city has completed the first year (2025) of the current five-year planning period (2025-2029). During this time, the city made significant contributions in the areas of affordable housing and public facilities. It rehabilitated owner-occupied homes, redeveloped scattered-site single-family properties to provide homeownership opportunities, and invested federal funds in various public facilities from which critical human services are provided to low/moderate-income residents. Additionally, the city supported the planning and coordination of homeless services within both the city and the larger Continuum of Care region. In short, the city was successful at investing critical federal resources to address locally identified priority needs, while ensuring compliant implementation of federally funded projects/programs, and achieving anticipated outcomes.

The city will continue to evaluate the performance of its partners, programs, and projects. Through regular performance reviews and monitoring, the city will ensure activities are implemented effectively to address community needs.

4. Summary of Citizen Participation Process and Consultation Process

On March 27, 2026, the City of Elgin, in partnership with Kane County as lead member of the Kane-Elgin HOME Consortium, launched its citizen participation process for Program Year 2026 by notifying residents of their opportunity to comment on the housing and community development priorities identified in the Consolidated Plan and the use of federal funding during Program Year 2026. On April 10, 2026, concurrent public hearings were held at the Kane County Government Center and the Centre of Elgin. The purpose of the hearings was to solicit citizen input regarding community needs that should be addressed during Program Year 2026, as well as to provide estimates of the funding expected to be available during the year, and the minimum amount to be used for activities benefiting low- and moderate-income residents. No members of the public attended the hearings and no written comments were submitted to either the county or city.

The city is releasing this draft Annual Action Plan for public review and comment during a 30-day comment period that will commence on June 8, 2026, and conclude on July 7, 2026. Activities included in this draft plan were discussed at a publicly noticed Committee of the Whole meeting of the Elgin City Council on May 27, 2026, prior to being released for comment. Any/all comments received by 11:59 pm on July 7, 2026, will be shared with the Elgin City Council prior to their deliberations regarding adoption of the plan, anticipated to occur on July 8, 2026. The meeting will be publicly noticed and residents are welcome to attend.

5. Summary of Public Comments

A summary of the comments received will be inserted here following conclusion of the 30-day comment period.

6. Summary of Comments or Views not Accepted and the Reasons for not Accepting them

A summary of the comments or views not accepted and the reasons for not accepting them will be inserted here following conclusion of the 30-day comment period.

7. Summary

The Kane-Elgin Consolidated Plan for Program Years 2025-2029 provides the framework within which the City of Elgin intends to implement its Community Development Block Grant Program. Data was provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to inform the plan's needs assessment and market analysis. The city worked with the county, local service providers, local government partners, real estate professionals, and other concerned citizens to develop the five-year strategic plan under which the city prepared this Annual Action Plan for Program Year 2026. The activities proposed in this plan further the goals and objectives of the Consolidated Plan.