

**Town of Cicero**  
**Community Development Block Grant Program**  
**5 Year Consolidated Plan 2010-2014**  
**Annual Action Plan Program Year 2010**  
**October 1st, 2010 through September 30th, 2011**

**Going from this**

**To this**

**Takes this**

**Town President Larry Dominick  
Has Brought the Diversity of Cicero  
Together to Construct a Municipal  
Complex for ALL Cicero Families**

*"Cicero and President Dominick have really made an effort to reach out to minority contractors and provide us with opportunities on this project. Dominick said he was serious about minority participation and he has proven to be a man of his word."*

**www.yournewtownhall.com**

- Ramon Arambula  
Durango Painting, Inc.

*As Submitted to the U.S. Department of Housing and Urban Development.*

**Town of Cicero, Cook County, Illinois**  
**Larry Dominick, Town President**

Prepared Under the Direction Of:  
*The Cicero Department of Housing*  
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Jorge M. Rueda  
Executive Director



## **I. EXECUTIVE SUMMARY**

Beginning in FY1995, the U.S. Department of Housing and Urban Development (HUD) required states and local communities to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the planning and application requirements for the Community Development Block Grant Program (hereinafter referred to as the CDBG Program). Consolidated Plans must be prepared every five years, with updates required annually. This Plan also contains the 2010-2014 Strategic Plan and 2010 Annual Action Plan for the Town of Cicero.

The Five Year Consolidated Plan, serves four separate but integrated purposes:

1. It is a community-based planning document for the Town of Cicero, which builds upon a citizen participation process.
2. It is the application to the U.S. Department of Housing & Urban Development for the County's formula-based CDBG Program funds.
3. It describes the strategies the Town of Cicero will follow in carrying out its CDBG Program for the period October 1, 2010 through September 30, 2014.
4. It includes an Annual Action Plan against which the Town of Cicero's performance may be measured.

The 5 Year Consolidated Plan, Town of Cicero is organized into five main parts:

1. Consultation and Citizen Participation Process - Solicited comments, need assessments, and goals and objectives from citizens, service agencies, and government agencies dealing with housing issues, provision of a suitable living environment, and expanding economic opportunities.
2. Housing Market Analysis - Described its housing needs and market conditions including the needs of the homeless, special populations (elderly, disabled, mentally ill), low to moderate income, and lead paint based issues.
3. 5 Year Strategic Plan - Set out a five year strategy plan that establishes priorities for meeting those needs.
4. A One Year Action Plan - Outlines the intended use of financial and other resources.
5.  Certifications

### **IA. Lead and Participating Agencies**

The lead agency for the development of the housing portion of Cicero's 5 Year Consolidated Plan is Cook County's Planning and Development Department. The Town of Cicero's Department of Housing is responsible for providing necessary information regarding demographics, goals, objectives, and strategies

to Cook County to assist them in the development of Cook County's 5 Year Consolidated Plan. Toward this end, the Town of Cicero's Department of Housing initiated consultation with citizens, social service agencies, businesses and governmental representatives seeking input from these various entities as to their perception of the Town's housing and homeless needs, special needs and how these entities would address those needs. Those entities contacted represent varying aspects of community development including housing, economic development, social services and lending institutions.

The Department of Housing incorporated that input into a draft of the 5 Year Consolidated Plan and One Year Action Plan and made the draft available to those entities and again conducted a public hearing seeking further input into the plan prior to placing the plan in final form on display for public comment as required by the regulations. At this stage copies were also sent to neighboring communities notifying them of the development of the plan and seeking any comments or other input.

Through this process the Department of Housing has established contacts and relationships which should continue and allow for continued monitoring and feedback as the strategic plan is implemented. The

**Town of Cicero, Illinois**

**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

Town's efforts in developing and implementing these Plans are aimed at providing for the broadest spectrum of citizen participation including residents and very-low- income residents. A list of the entities solicited and contacted is attached in the appendix.

For further information, to make comments, or receive a copy of the Town of Cicero's 2010-2014 Consolidated Plan or the One Year Action Plan, please contact:

The Department of Housing  
Jorge Rueda, Executive Director  
1634 S. Laramie Avenue/Cicero, IL 60804/(708)656-8223

For information about the Cook County's Consolidated Plan and Annual Action Plan, please contact:

Cook County Department of Planning and Development  
Ellisa Johnson, Grants Manager  
General office telephone number (312) 603-1000

The Town of Cicero's Department of Housing, serving on behalf of the Town of Cicero, is the lead entity responsible for overseeing the development of the Town of Cicero's Consolidated Plan, and is the entity responsible for administering the CDBG Program covered by the Plan. A significant effort was made to involve governmental and not-for-profit representatives at all levels of the planning process. Among the entities with which information regarding the plan was exchanged were local elected officials, service providers, administrators of public housing authorities and several other key stakeholders.

### **IB. Citizen Participation Process**

A philosophy of community inclusion guided the entire Consolidated Planning process.

*Residents were afforded the opportunity to participate in the development of the Plan in several ways, including:*

1. Two public forums
2. Community survey of 262 residents
3. One public hearing regarding the 5 Year Consolidated Plan.
4. One public hearing on the One Year Action Plan and the recommended funding allocations.
5. One official meeting of the Town Board at which the Plan was discussed, comments solicited, and;
6. Adoption of the an ordinance approving the plan, a resolution adopting the plan, and power given to the Town President and Town Clerk to sign all necessary government forms and certifications.

*Residents were informed of these opportunities in several ways, including:*

1. Agendas and dates of the public forums and hearings, were mailed to citizens, local government and not-for-profit organizations.
2. Display ads were run in the non-legal notice section of a local newspaper.
3. Agendas and dates of the public forums and hearings were posted at Cicero Town Hall, Cicero Department of Community Planning and Economic Development, the Cicero Public , the Cicero Housing Authority, Morton Junior College, the Maltese Public Service Building, the Clyde Park District offices, and the Hawthorne Park District offices.

### **IC. Housing and Community Development Needs**

The responses received from forum participants were developed into a list of housing and community development issues that were incorporated into the strategies used to develop the Annual Action Plan.

## **ID. Priorities, Strategies and Annual Action Plan**

### **Priority 1 - Expand the Supply of Safe, Decent and Affordable Housing**

A central element to addressing housing needs is expanding the supply of safe, decent and affordable housing. The availability of relatively safe and affordable housing has been decreasing in the Town of Cicero for a variety of reasons. In 1990, the census listed Cicero's population as 67,436. In 2000, the census showed a 27% increase to 85,616. The most current estimate of Cicero's population is 115,000 - a 71% increase from 1990. With this tremendous growth in population one would expect a corresponding growth in the number of available owner and rental occupied housing units. In point of fact, from 1990 to 2000 owner occupied housing units only increase by 398 units or 3.2% and renter occupied units actually decreased from 10,824 to 10,362 a loss of 462. This resulted in a net loss of 64 occupied housing units. If anything the situation has become worse since the 2000 census. Almost no new housing has been constructed in Cicero in the last 10 years and many housing units are now vacant due to the large number of foreclosures. Currently Cicero has approximately 2,440 housing units in foreclosure. It is quite possible that this large of a population growth with a net loss in housing units is unprecedented in the State of Illinois.

#### **Strategy 1 - Improve the Quality of Housing Stock through Rehabilitation and Repair**

The 2000 U.S. Census reported Cicero to have 23,150 housing units and 95% of these were built prior to 1980. Most of these units are single-family dwellings and multiple unit buildings of up to four stories tall. The age of Cicero's housing stock coupled with the fact that many of the occupied housing units are severely overcrowded has had a negative impact on the safety and livability of these housing units. While the development of new housing would be an ideal goal, the best strategy for the immediate future is to rehabilitate and repair existing housing and bring them up to code.

##### **Anticipated Outcomes**

Over the course of this Five Year Plan, it is anticipated that 150 homes will be rehabilitated or repaired. This will result in safer living conditions and increase property values.

#### **Strategy 2 - Increase the Number of Single Family Homes Available to Low-to-Moderate Income Residents by Accessing Funding and Working with Developers**

There is also a great need for additional single family homes for low-to-moderate income families. As previously stated, there has been almost no new construction of single family homes in the Town of Cicero in the last 10 years. Limited amounts of vacant, residential land coupled with the lack of interest by housing developers is most likely responsible. This situation, however, is most likely changing. In many areas of Cicero, especially the northeast portion of the Town, land values are relatively inexpensive. This could create a great opportunity for the development of new housing. Cicero will explore the possibility of accessing appropriate federal (e.g., HOME funds), State, local, and private fund sources to provide home ownership opportunities. Cicero will also make contact with potential housing developers to assist them in accessing these funds to make construction of housing in Cicero feasible and desirable.

##### **Anticipated Outcomes**

Over the course of this Five Year Plan, it is anticipated that an additional 250 single family homes can be developed.

### **Priority 2 - Provide Safe Housing Free from Lead Hazards**

The Town of Cicero, as with all older communities, contains a large number of dwelling units containing lead based paint. 23,577 or 94.9% were built prior to 1970; and thus presumed that these dwellings all have lead based paint to some extent. It must be assumed, given the pervasiveness of the use of lead based paint, that 94% of the lowest moderate income families living in the Town of Cicero live in housing units containing lead based paint.

#### **Strategy - Identify Children with High Lead Levels, Implement and Educational Program the Provides Information on Lead Poisoning, and Identify and Abate Sources of Lead-Based Paint in Residential Units**

The Town of Cicero has a three prong attack on the lead hazard problem. First, is a screening program to identify children with high lead levels and get them proper treatment. Next, continue implementing an educational program that provides information on what lead poisoning is, how lead affects-children, the importance of screening and methods that individuals may under take on their own for reducing lead hazards and advising on the effects of good nutrition. Finally, continue to provide CDBG funding necessary to implement a program to identify and abate the of sources of leadbased paint and obtain additional HOME program funding for this purpose.

**Anticipated Outcomes**

Over the course of this Five Year Plan: Test all children 6 months to 6 years are required by law to be screened for blood lead levels as a condition of admittance to preschool, day care centers, nursery school, kindergarten and other child care facilities. Provide educational materials to all families within the Town of Cicero regarding the hazards of lead poisoning. To complete an average of 30 rehabilitation projects that involve lead hazard reduction per year or 150 projects over a 5 year period.

**Priority 3 - Improve Service to Non-Homeless Cicero Residents who are Low-to-Moderate Income and/or have Special Needs**

Many of the social problems facing Cicero residents are related to the lack of funds. Unfortunately, social conditions such as mental illness, physical illness, lack of suitable housing, etc., are highly correlated with low household income. Additionally, there are many single-parent families residing in Cicero, or twoparent families in which economic circumstance force both parents to work, resulting in many children being left alone during major portions of the day.

**Strategy - Make Social Services Available for Persons in Need who have Low-to-Moderate Incomes**

Provide support to public service activities that augment and enhance existing human service delivery systems located within the Town of Cicero and expand these delivery systems where gaps in services currently exist.

**Anticipated Outcomes**

Develop a diverse network of needed services directed toward enhancing the health, safety and overall well-being of individuals and persons with special needs, through the provisions for creating and expanding quality public and private human service programs. This includes providing services to the developmentally disabled, the mentally ill, victims of domestic violence, victims of sexual abuse, and youths in need of daycare services, after school programs, summer programs, and cultural awareness programs.

**Priority 4 -Strengthen the Community's Living Environment by Making Improvements to Public Facilities**

Many of the areas in which the development of new housing would be desirable, require improvements to be made to their infrastructure. Streets need to be reconstructed, business district revitalized, parks developed, sewer systems improved, etc.

**Strategy - Make Funding Available for Infrastructure Improvements**

Through the use of funding sources such as CDBG Program funds and TIF funds, make investments in infrastructure improvements to areas within the Town that could attract new housing development.

**Anticipated Outcomes**

Over the course of this 5 Year Plan, it is anticipated that through a variety of funding sources, over \$5 million will be spent on infrastructure improvements.

**IE. ONE-YEAR ACTION PLAN FOR FISCAL YEAR 2010**

Each year the Town of Cicero must submit a One Year Action Plan that details the proposed projects and services it will fund with its funding allocation. The Town’s entitlement for FY 2010 is \$1,576,751.

Additionally, the Town is estimated to receive \$100,000 in program income. This money will be spent in the following categories:

- Program Administration: \$ 335,350.00
- Housing Repair Program: \$ 600,000.00
- Lead Hazard Reduction Program: \$ 75,000.00
- Public Services: \$ 251,000.00
- Public Facilities: \$ 415,401.00

<b>Public Service</b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2010-0004	The Boys Club	After-school Program(s)	3	SL-3	Tow n-Wide	\$23,000.00
2010-0005	Children's Center	Day Care Services	3	SL-3	Tow n-Wide	\$21,000.00
2010-0006	Youth Commission	After-school Program	3	SL-3	Tow n-Wide	\$70,000.00
2010-0007	Family Services	Mental Health Services	3	SL-3	Tow n-Wide	\$57,000.00
2010-0008	Cicero Housing Authority	Staff Salary	3	SL-3	Tow n-Wide	\$25,000.00
2010-0009	CEDA	Housing Counseling	3	SL-3	Tow n-Wide	\$20,000.00
2010-0010	Spanish Coalition	Housing Counseling	3	SL-3	Tow n-Wide	\$10,000.00
2010-0011	South Cicero Baseball	Little League Baseball	3	SL-3	Tow n-Wide	\$25,000.00
<b>Total</b>						<b>\$251,000.00</b>

<b>Public Facilities</b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2010-0012	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$395,401.00
2010-0013	Town of Cicero	Garage Demolitions	4	SL-3	Town-Wide	\$20,000.00
						\$0.00
						\$0.00
<b>Total</b>						<b>\$415,401.00</b>

**IF. Performance Measurement System**

HUD has, through a collaborative effort with several Housing and Community Development organizations (as well as several governmental departments) established a standardized performance evaluation measurement system. The system seeks to standardize the language used in gauging the success of the CDBG, HOME and ESG programs, as well as to provide standardized metrics of what those successes are. The Town of Cicero will comply with and implement this PMS throughout the 2010-2014 Consolidated Plan Program Years.

# Linking Objectives & Outcomes - Outcome Statements



	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>Objective #1 Suitable Living Environment</b>	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
<b>Objective #2 Decent Housing</b>	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
<b>Objective #3 Economic Opportunity</b>	Accessibility for the purpose of creating Economic Opportunities	Affordability for the purpose of creating Economic Opportunities	Sustainability for the purpose of creating Economic Opportunities

**Outcome Statements**

## **II. TOWN OF CICERO PROFILE**

The Town of Cicero is one of the oldest and largest municipalities in the State of Illinois and the only incorporated town in Cook County. It bears the name of the great Roman statesman of the First Century B.C., Marcus Tullius Cicero.

Cicero was one of the greatest statesmen of Rome and an advocate of constitutional government. He died in the political turmoil which followed the assassination of Julius Caesar, but his writings and beliefs survived. Centuries later, the principles Cicero espoused would flourish again in a young republic with a new constitution, capitol and senate, the United States of America.

Illinois, part of the old Northwest Territory which the United States had acquired from Great Britain in 1783, joined the Union as the 21st state in 1818. Most of the early Illinoisans were from the South, where counties were the basis of local government and so the new state was divided into counties. Cook County was established in 1831, comprising what is today Cook, DuPage, Iroquois, Lake, McHenry and Will Counties.

Later settlers from the Northeast preferred their traditional township government and a new state constitution in 1848 authorized the creation of townships. In the following year, Cook County voters approved the new jurisdictions.

Among the townships created by the County Board in 1849 was a 36 square mile tract bounded by what are today Western, North and Harlem Avenues and Pershing Road. On June 23, 1857, 14 electors met to organize a local government for the district, which they named "The Town of Cicero." Railroads, immigration and the Civil War contributed to economic growth in the new township, which by 1867 numbered 3,000 residents. In that year the state legislature incorporated the Town of Cicero as a municipality with a special charter, which was revised in 1869. Township and municipal functions have subsequently been discharged by a single board of elected officials.

Cicero's rapid development in these early years now collided with the expanding political power of its neighbor, the City of Chicago. By 1889, Chicago had annexed more than half of the original Town. An 1899 referendum ceded the Austin neighborhood to the city and in the following year land containing a race track was transferred to Stickney Township.

On July 21, 1899, Ernest Hemingway, winner of both the Pulitzer and Nobel prizes, was born within the Town of Cicero, in what is today the Village of Oak Park. In 1901, the three remaining components of the Town- today's Oak Park, Berwyn and Cicero-voted to separate. The surviving Town of Cicero retained less than six of the 36 square miles carved out in 1849. Immigrants and their families swelled the Town's population, however, and housing construction boomed within its diminished territory.

In 1901, the three remaining components of the old township - today's Oak Park, Berwyn and Cicero - voted to separate. The surviving Town of Cicero retained less than six of the 36 square miles carved out in 1849. Immigrants and their families swelled the Town's population, however, and housing construction boomed within its diminished territory.

Served by the Burlington, Illinois Central, Belt Line, and other railroads, Cicero attracted many industries in the Twentieth Century and became the largest manufacturing center in the state after Chicago. It was also the site of an early airfield in 1911. W. Edwards Deming began his pioneering work on management techniques in the 1920's at the Western Electric Hawthorne Works, an industrial colossus which employed more than 40,000 people during World War II and was the dominant business in Town for eight decades.

From the early townsmen who fought in the Union Army during the Civil War, Ciceronians have proudly served in the armed forces. Their bravery is exemplified by Boatswain's Mate Joseph P. Steffan, who died aboard the USS Arizona in the attack on Pearl Harbor, and Capt. Edward C.



**Town of Cicero, Illinois**

**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

Krzyzowski, who was posthumously awarded the Medal of Honor for heroism in Korea.

Cicero is composed of eight neighborhoods, with their own district names and characteristics. Two were named for businesses-Grant Works after an 1890 locomotive factory and Hawthorne for an 1850's quarry, the first Cicero industry. Two bear the family names of local landowners, Warren Park and Drezel, while two more were christened by prominent residents, Clyde, recalling a river in Scotland and Morton Park honoring Julius Sterling Morton, a Nebraskan who served as Agriculture Secretary to President Cleveland. Morton also gave his name to the local high school and college, yet he never lived in the town. Boulevard Manor derives its name from Austin Boulevard. The origin of the title of Parkholme is unknown.

The Town of Cicero has a colorful history, which forms a part of the larger stories of the county, state and nation. Three Presidents-Eisenhower, Reagan, and Bush- visited Cicero on their roads to the White House. We can better understand the present and plan for the future, if we know the achievements of the past.

**III. DEMOGRAPHIC INFORMATION**

**A. Population**

<b>Population Growth 1980 to 2000 Town of Cicero, Cook County, State of Illinois</b>					
	1980	1990	% Change	2000	% Change
<b>CICERO</b>	<b>61,232</b>	<b>67,436</b>	<b>10.1%</b>	<b>85,616</b>	<b>27.0%</b>
Cook County	5,253,655	5,105,067	-2.8%	5,376,741	5.3%
State of Illinois	11,426,518	11,430,602	0.03%	12,419,293	8.6%

**B. Age Characteristics**

<b>Age Characteristics 1990 to 2000 Town of Cicero, Cook County, State of Illinois</b>		
	<b>% under 20</b>	
	1990	2000
<b>CICERO</b>	31.6%	38.0%
Cook County	27.9%	28.7%
State of Illinois	28.9%	21.9%
	<b>% 21-64</b>	
<b>CICERO</b>	54.8%	54.9%
Cook County	59.7%	59.6%
State of Illinois	58.5%	66.1%
	<b>% 65+</b>	
<b>CICERO</b>	13.6%	7.1%
Cook County	12.4%	11.7%
State of Illinois	12.6%	12.0%
	<b>Median Age</b>	
<b>CICERO</b>	30.6 years	26.4 years
Cook County	32.6 years	33.6 years
State of Illinois	32.8 years	34.7 years

**C. Hispanic or Latino Characteristics**

<b>Hispanic or Latino Characteristics 1990 to 2000 Town of Cicero, Cook County, State of Illinois</b>				
	<b>1990</b>		<b>2000</b>	
	<b>Hispanic/ Latino</b>	<b>Non Hispanic/ Non Latino</b>	<b>Hispanic/ Latino</b>	<b>Non Hispanic/Latino</b>
<b>TOWN OF CICERO</b>	<b>35.8%</b>	<b>64.2%</b>	<b>77.4%</b>	<b>22.6%</b>
<b>Cook County</b>	<b>13.3%</b>	<b>86.7%</b>	<b>19.9%</b>	<b>81.1%</b>
<b>State of Illinois</b>	<b>7.9%</b>	<b>92.1%</b>	<b>12.3%</b>	<b>87.7%</b>

**D. Housing Characteristics**

<b>Housing Characteristics 1990 to 2000 Town of Cicero, Cook County, State of Illinois</b>				
	<b>1990</b>		<b>2000</b>	
	<b>% Owner Occupied</b>	<b>% Renter Occupied</b>	<b>% Owner Occupied</b>	<b>% Renter Occupied</b>
<b>TOWN OF CICERO</b>			<b>55.2%</b>	<b>44.8%</b>
<b>Cook County</b>	<b>55.5%</b>	<b>44.5%</b>	<b>57.9%</b>	<b>42.1%</b>
<b>State of Illinois</b>	<b>64.2%</b>	<b>35.8%</b>	<b>67.3%</b>	<b>32.7%</b>
	<b>Gross Rent as % of Household Income 35%+</b>		<b>Gross Rent as % of Household Income 35%+</b>	
<b>TOWN OF CICERO</b>			<b>27.9%</b>	
<b>Cook County</b>			<b>30.0%</b>	
<b>State of Illinois</b>			<b>28.3%</b>	
	<b>% of Housing Units Built Before 1960</b>		<b>% of Housing Units Built Before 1960</b>	
<b>TOWN OF CICERO</b>			<b>74.7%</b>	
<b>Cook County</b>			<b>56.5%</b>	
<b>State of Illinois</b>			<b>47.0%</b>	

## E. Employment

<b>Major Employers in Cicero</b>			
<b>Employer</b>	<b>Established</b>	<b>Product/Service</b>	<b>Employees</b>
Burlington Northern	1884	Railroad Services	800
General Electric	1932	Appliance Manufacturer	350
Masterpiece Studios	1921	Greet Cards	350
Danley Machine Division	1922	Die Sets/Presses	350
Corey Steel	1924	Manufacturer Steel Bars	204
Chicago Extruded	1923	Manufacturer Brass Mill	195
Lenc-Smith	1950	Cabinets/Silk Screen	163
Sommer & Maca	1920	Manufacturer Glass Fabric	156

<b>Labor Force Summary for Cook County Annual Average for Year 2000</b>	
<b>Category</b>	<b>Number of Persons</b>
Total Labor Force	2,694,904
Unemployed	125,430
Percentage	4.70%
Total Employed	2,569,474
Manufacturing	16.90%
Non-Manufacturing	82.70%
Agriculture	0.40

**IV. RESOLUTION OF AUTHORIZATION**

RESOLUTION NO. \_\_\_\_\_

AUTHORIZING THE SUBMISSION OF

THE YEAR 2010-2014 CONSOLIDATED PLAN TO

THE U.S.. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BE IT RESOLVED by the President and Board of Trustees of the Town of Cicero, Cook County, Illinois, that the Town President and the Town Clerk are hereby authorized and directed to sign and forward the Year 2010-2014 CONSOLIDATED PLAN to the Chicago Office of the U.S. Department of Housing and Urban Development (HUD).

THIS RESOLUTION shall be in effect from and after its adoption and approval as provide d by law.

(seal)

ADOPTED this \_\_\_\_\_ day of August 2010

By \_\_\_\_\_

Larry Dominick, President – Town of Cicero

ATTEST: \_\_\_\_\_

Marylin Colpo, Clerk – Town of Cicero

**V. DEVELOPMENT OF THE TOWN OF CICERO'S CONSOLIDATED PLAN & ONE YEAR ACTION PLAN**

The Consolidated Plan for The Town of Cicero, Illinois has been prepared in response to the consolidated process developed by the U. S. Department of Housing and Urban Development (HUD) for its formula grant program: Community Development Block Grant (CDBG).

Currently, the Town of Cicero only participates in the CDBG program. It is required to prepare and submit this Action Plan for HUD approval in order to receive federal funds. For Program Year 2010 the Town of Cicero will receive \$1,571,095 in CDBG funds. These funds will be used to address a multitude of community development, housing, and human service needs which will result in an improved quality of life for Town of Cicero residents.

**A. The Consolidated Plan is intended to serve the following functions:**

- A planning document for Town of Cicero, which builds upon a citizen participation process;
- An application for federal funds under HUD's formula grant programs;
- A strategy to be followed in carrying out HUD programs; and
- An action plan that provides a basis for assessing performance.

**B. In the Consolidated Plan, Town of Cicero has:**

- Described its housing needs and market conditions;
- Prepared a housing and homeless needs assessment;
- Set out a five year strategy plan that establishes priorities for meeting those needs;
- Established a one year action plan that outlines the intended use of resources; and
- Identified resources anticipated to be available.

**C. The Consolidated Plan is organized into five main parts:**

1. Consultation and Citizen Participation Process;
2. Housing Market Analysis;
3. Housing and Homeless Needs Assessment;
4. Strategic Plan; and
5. The One Year Action Plan.

**VI. CONSULTATION & CITIZEN PARTICIPATION**

**A. Managing the Process**

The lead agency for the development of the housing portion of Cicero's 5 Year Consolidated Plan is Cook County's Planning and Development Department. The Town of Cicero's Department of Housing is responsible for providing necessary information regarding demographics, goals, objectives, and strategies to Cook County to assist them in the development of Cook County's 5 Year Consolidated Plan. The Town of Cicero's Department of Housing, serving on behalf of the Town of Cicero, is the lead agency responsible for overseeing the development of the Town of Cicero's Action Plan, and is the entity responsible for administering the CDBG Program covered by the plan. A significant effort was made to involve governmental and not-for-profit representatives at all levels of the planning process.

Toward this end, the Town of Cicero's Department of Housing initiated consultation with citizens, social service agencies, businesses and governmental representatives seeking input from these various entities as to their perception of the Town's housing and homeless needs, special needs and how these entities would address those needs. Those entities contacted represent varying aspects of community development including housing, economic development, social services and lending institutions.

The Department of Housing incorporated that input into a draft of the 5 Year Consolidated Plan and One Year Action Plan and made the draft available to those entities prior to placing the plan in final form on display for public comment as required by the regulations.

Through this process the Department of Housing has established contacts and relationships which should continue and allow for continued monitoring and feedback as the strategic plan is implemented.

The Town's efforts in developing and implementing these Plans are aimed at providing for the broadest spectrum of citizen participation including very-low- income residents. A list of the entities solicited and contacted is attached in the appendix.

For further information, to make comments, or receive a copy of the Town of Cicero's 2010-2014 Consolidated Plan or the One Year Action Plan, please contact:

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Cook County Department of Planning and Development  
Ellisa Johnson, Grants Manager  
General office telephone number (312) 603-1000

The Annual Action Plan is developed by the Cicero Department of Housing with the participation of the Cicero Health Department and other social service agencies through grant proposals. The Town addresses the needs identified in the 2010-2014 Consolidated Plan through the proposals submitted by existing sub-recipients and new agencies seeking CDBG funds.

**B. Citizen Participation**

The Town of Cicero encourages all Town citizens, especially those of low and moderate income, those living in areas where Community Development Block Grant funds are proposed to be used, and by residents of predominantly low and moderate-income neighborhoods to participate in the development of the Annual Action Plan and any substantial amendments to the Annual Action Plan. The Town especially encourages minority citizens, non-English speaking citizens, and those citizens with disabilities to participate in the above. The Town, in conjunction and consultation with the Cicero Housing Authority, also encourages citizens who reside in

subsidized housing to participate in the above.

The Town of Cicero must make available the proposed Annual Action Plan prior to adoption by the Town Board, to allow Citizens, public agencies and other interested parties, the opportunity to examine its contents and submit comments. The Town of Cicero shall accomplish the above by doing the following:

- Make copies of the proposed Annual Action Plan available at libraries, government offices, and other public places.
- Publish a summary of the proposed Annual Action Plan in one newspaper of general circulation, and on the Town's Website. This summary must describe the contents and purpose of the Annual Action Plan and must include a list of the locations where copies of the entire proposed Annual Action Plan might be examined.
- The Town of Cicero will make the proposed Annual Action Plan available on the Town's Website: <http://www.thetownofcicero.com>
- Public Comments were solicited on the website and gathered via email.
- Make a reasonable number of free copies of the Annual Action Plan available to citizens and groups that request it.
- Allow a 30-day comment period prior to adoption.
- Hold a public hearing to receive comments and views.
- Consider any comments or views of citizens received, both written or orally at the public hearing, in preparing the final Annual Action Plan.
- Attach a summary of all comments or views, and a summary of any comments or views not accepted and the reason therefore, to the final Annual Action Plan.

### **C. Summary of Citizen Comments**

Three agency/organization Public Meetings for the Town's 5-year Consolidated Plan were held during the months of April - May 2010 with affordable housing providers, shelter operators, and social service/advocacy agencies. The purpose of the meeting was to explain the scope of the Consolidated Plan, to gather agency data on priority housing needs for renters and owners; identify the level of housing needs in the Town of Cicero; develop total needs over the next five years; and set annual and five year goals.

#### **1. Social Service Agencies Meeting Summary**

On April 21st, 2010 a meeting was held with social service agencies in the Town of Cicero Community Center. The purpose of this meeting was to get feedback and input from the social service agencies regarding decent housing, suitable living environment, and expanded economic development which would be reflected in the 5 year Consolidated Plan. Each representative gave input regarding how CDBG funds have helped their organizations with program funding. They spoke about the programs they have implemented as a result of the CDBG funding and what is needed to cater the Cicero residents for the next budget year. They explained the different services they provide and what problems they have faced regarding the current economic situation. Some have seen lower funding assistance from state, local and private organizations. Without these funding options, these organizations need to think of creative ways to service the community. Some organizations need additional space to offer more services to residents. Some said that with more economic opportunities being available in Town, many families could afford services which otherwise would be funded by CDBG as well as other funding sources.

#### **2. Housing Agencies Meeting Summary**

On April 28 2010 a meeting was held with housing agencies in the Town of Cicero Community Center. The purpose of this meeting was to get feedback and input from the housing agencies regarding decent housing, suitable living environment, and expanded economic development which would be reflected in the 5 year Consolidated Plan. Each representative gave input about the organizations they represent and what services they provide. There was much talk about mortgage assistance, home repairs and homeless shelters. This helped to identify certain issues in decent housing and suitable living environment affecting the Cicero community. The representatives also spoke about overcrowding in the Town of Cicero. Since there are no affordable housing units available people tend to "double-double" with family members or other families to split the cost of rent. A



suggestion was given regarding a temporary solution with the Homelessness Prevention and Rapid Re-Housing Program offered from the West Suburban PADS program. This helps in eliminating families from living in overcrowding conditions and live in a safe environment.

### **3. Department Head Meeting Summary**

On May 5 2010 a meeting was held with Town of Cicero department heads at the Town of Cicero Community Center. The purpose of this meeting was to get feedback and input from the department heads of the Town of Cicero regarding decent housing, suitable living environment, and expanded economic development which would be reflected in the 5 year Consolidated Plan.

Marion Honel from the Illinois Department of Human Rights, was invited, and visited the Town of Cicero for the purpose of holding a training session for Town of Cicero Department Heads. Discussed at this meeting were the process of filing a complaint, enacting laws that can help the Town enforce landlord and tenant problems, complaints reported to different department heads, affordable housing, and protected classes. Marion helped the department heads get an understanding of fair housing laws and what can and can't be enforced. She was knowledgeable of the subject matter and willing to answer each and every question.

Prior to the meeting(s), a letter was sent out to the agencies and organizations asking for their comments. At the meeting, a comment form was also passed out to the participants. All issues and needs identified in the written comments that were received are available in the Consolidated Plan as well as notes on the verbal comments received at the meeting. Also, one (1) Citizen community meeting was held during the month of June 2010 at the local meeting of the Town Board of Cicero. These meetings provided needed information regarding available services and proposed infrastructure improvements. A survey was distributed online and distributed to the Town of Cicero email listserv. A translator was present for Spanish speaking citizens and the meeting(s) was held in Town of Cicero Municipal Complex, which is accessible to persons with disabilities.

### **A Public Hearing will be held on August 9, 2010. (See Exhibit 10)**

**Grantee Did Receive Public Comments**

**Grantee Did Not Receive Public Comments**

## **VII. CITIZEN PARTICIPATION PLAN**

The Town of Cicero has adopted this Citizen Participation Plan which sets forth the Town of Cicero's policies and procedures for citizen participation.

### **A. Policies and Procedures**

The Town of Cicero encourages all Town citizens, especially those of low and moderate income, those living in areas where Community Development Block Grant funds are proposed to be used, and by residents of predominantly-low and moderate income neighborhoods to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan and the Performance Report. The Town especially encourages minority citizens, non-English speaking citizens, and those citizens with disabilities to participate in the above. The Town, in conjunction with consultation with the Cicero Housing Authority, also encourages citizens who reside in subsidized housing to participate in the above.

The Town of Cicero will make this Citizen Participation Plan and any substantial amendments to this plan public and accessible prior to adoption by the Town Board. Citizens will be allowed to comment on this plan and any substantial amendments prior to adoption by the Town Board. The Town of Cicero will take into consideration any comments received.

This Citizen Participation Plan will be in a format accessible to persons with disabilities upon request.

### **B. Consultation**

When preparing the consolidated plan, the Town of Cicero has consulted with other public and private agencies that provide assisted housing, health services, and social services (including those focusing: on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during preparation of the consolidated plan.

When preparing the portion of its consolidated plan concerning lead-based paint hazards, the Town of Cicero has consulted with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.

When preparing the description of priority non-housing community development needs, a unit of general local government must notify adjacent units of general local government, to the extent practicable. The non-housing community development plan must be submitted to the State, and, if the Town of Cicero is a CDBG entitlement grantee other than an urban county, to the County.

The Town of Cicero also has consulted with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities where they exist, particularly for problems and solutions that go beyond a single jurisdiction.

The Town of Cicero has consulted with Cicero Housing Authority concerning consideration of public housing needs and planned Comprehensive Grant program activities.

### **C. Information to be Provided**

Prior to the adoption of the Consolidated Plan by the Town Board, the Town made available to citizens, public agencies and other interested parties the following information:

1. The amount of funds the Town expects to receive including grant funds and program income.
2. The range of activities that may be undertaken including the estimated amount of funds that will benefit persons of low and moderate income.
3. The anti-displacement and relocation policy as follows:

**Town of Cicero, Illinois**

**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

- a. It is the policy of the Town of Cicero that no CDBG funds or any funding related to the Consolidated Plan will be spent on activities that will result in the displacement of Cicero residents. The Town plans to carry out this policy by funding only those activities that do not necessitate displacement. However, in the event that displacement does occur, the Town of Cicero will abide by the requirements of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended, and by the HUD Handbook 1378 Tenant Assistance, Relocation and Real Property Acquisition.
- b. If displacement does occur, the Town of Cicero or its sub-grantees will assist such households/tenants by replacing on a one-to-one basis all occupied and vacant occupiable low and moderate income dwelling units demolished or converted to a use other than as low and moderate income housing as a direct result of activities assisted with funds cited above.
- c. All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. All replacement housing will be allocated within the same community\* sufficient in number and size to house at least the number of occupants that could have been housed in the units demolished or converted provided in standard condition designed to remain low/moderate income dwelling units for at least 10 years from the date of initial occupancy of the units.
- d. Before obligating or expending funds that will directly result in such demolition or conversion, the Town of Cicero will make public and submit to the HUD Field Office the following information in writing:
  - 1) description of the proposed assisted activity
  - 2). the general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activity
  - 3) a time schedule for the commencement and completion of the demolition or conversion .
  - 4) the general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units
  - 5) the source of funding and a time schedule for the provisions of replacement dwelling units .
  - 6) the basis for concluding that each replacement dwelling unit will remain a low/moderate dwelling unit for at least 10 years from the date of initial occupancy.
- e. The Town will conduct a public hearing directed at those residents affected by the proposed project to review the above and to provide more information on what services, benefits and counseling will be made available to them.
- f. The Town of Cicero must conduct at least one public hearing during the development of the Consolidated Plan.
- g. The Town of Cicero must make available the proposed Consolidated Plan and Annual Action Plan prior to adoption by the Town Board to allow citizens, public agencies and other interested parties opportunity to examine its contents and submit comments. The Town of Cicero will accomplish this by making available draft copies of the 2010-2014 Consolidated Plan and the 2010 One Year Action Plan available to the public and individuals. Copies of these Plans were made available to the public at the Town's two libraries, the Town Clerk's Office, the Town President's Office, the Department of Community Planning and Economic Development, the Cicero Community Center, and the Cicero Public Safety Office.

#### **D. Performance Reports**

The Town of Cicero will provide citizens with notice and an opportunity to comment on performance reports by doing the following:

1. Publish a notice in a newspaper of general circulation that the performance report is available for comment and the locations at which it is available.
2. Make the performance report available for viewing at the Office of Planning and Community Development and at the Clerk's Office of the Town of Cicero.
3. Make the performance report available for viewing for 15 days prior to submittal to HUD.
4. Provide citizens at least 15 days to submit comments on the performance report prior submittal to HUD.
5. Consider any comments or views of citizens received in writing or orally at public hearings in preparing the performance report. A summary of these comments or views will be attached to the performance report.

#### **E. Public Hearings**

##### **1. Timing**

The Town of Cicero will conduct at least two public hearings per year to obtain citizen's views and to respond to proposals and questions. These hearings must be conducted at a minimum of two different stages of the program year. One public hearing must be held before the proposed Consolidated Plan is published for comment, to obtain views on housing and community development needs. Together, the hearings must address the housing and community development needs, development of proposed activities, and review program performance.

##### **2. Notices**

- a. The Town of Cicero must publish notice of public hearings in at least one newspaper of general circulation at least one week prior to the hearing. The notice must include brief description about the subject of the hearings to allow informed comment.
- b. Public notice will also be posted at government offices and at the public library.
- c. Make a reasonable number of free copies of the Consolidated Plan available to citizens and groups that request it.
- d. Provide a comment period of 30 days prior to signing of the Plans by the Town President and submission to HUD to allow for changes in the document based upon citizen input.
- e. Consider any comments or views of citizens' received, both written or orally at the public hearings, in preparing the final Consolidated Plan.
- f. Attach a summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, to the final Consolidated Plan.

##### **3. Substantial Amendments to the Consolidated Plan**

Substantial amendments involve a transfer of funds from one line item to another which will increase or decrease a line item by more than 5%. Any lesser change is minor. A line item change of 6% to 10% requires approval of the Board of Trustees and no change in excess of 10% will be made without first conducting a public hearing regarding that change. To substantially amend the consolidated plan, the

Town of Cicero must do the following:

- a. To publish the proposed substantial amendment in a newspaper of general circulation prior to implementation.
- b. Allow a comment period of 30 days prior to the adoption to receive comments on a substantial amendment prior to implementation.
- c. Consider any comments or views of citizens received in writing or orally at public hearings, if any, in preparing the substantial amendment.
- d. Attach a summary of any comments or views and a summary of any comments or views not accepted and the reasons thereof, to the substantial amendment of the Consolidated Plan.

**4. Locations**

Hearings will be held at the Cicero Town Hall which is centrally located in Cicero's low and moderate income neighborhood, convenient to potential and actual program beneficiaries. The building is equipped to accommodate persons with disabilities. Morning, afternoon and/or evening hearings may be held at this location. If needed, public hearing sites and times may be changed to accommodate those citizens potentially affected. A significant number of non-English speaking citizens are expected to attend. A translator will be provided.

**5. Meetings**

Citizens will be provided with reasonable and timely access to all meetings as follows:

- a. Public notice will be published in a newspaper of general circulation at least one week prior to meeting.
- b. Public notice will be posted in government offices, public library and other public locations in the neighborhood affected by meeting topic.
- c. Meeting will be held in a neighborhood location convenient to those citizens affected by meeting topic and it will accommodate persons with disabilities.
- d. When a significant number of Latino, Spanish speaking citizens are expected to attend, a translator will be provided.

**6. Availability**

The Consolidated Plan, substantial amendments, and the performance report will be available; upon request to the public for viewing at the Town of Cicero Department of Housing and at the Town Clerk's Office. These materials will be available upon request in a form that is accessible for persons with disabilities. Records and information relating to the Town of Cicero's Consolidated Plan and the Town's use of assistance under related programs will be retained for the preceding five years. Citizens, public agencies and other interested parties will be provided viewing access to these records upon written request.

**7. Technical Assistance**

Technical assistance will be provided to groups representative of persons of low and moderate income that request such assistance to develop proposals for funding under any program covered by the Consolidated Plan. The assistance may include the provision of copies of Federal Regulations pertaining to the programs covered by the Consolidated Plan. It may also include consultation to determine if a proposed project is eligible for funding by any of the programs covered by the Consolidated Plan.

**8. Complaints**

Written citizen complaints related to the Consolidated Plan, Amendments and Performance Report will be answered in writing from the Town of Cicero within 15 days of the receipt of the complaint.

**9. Use and Responsibility**

The Town of Cicero will follow this Citizen Participation Plan. The requirements for citizen participation do not restrict the responsibility or authority of the Town of Cicero for the development and execution of its Consolidated Plan.

## **VII. HOUSING MARKET ANALYSIS**

The purpose of providing an analysis of Cicero's housing market is to provide Cook County with information pertinent to the Town of Cicero when they develop the County's 5 Year Consolidated Plan. According to the 2000 U.S. Census, the current population of the Town of Cicero is 85,616, an increase of 27% based on 1990 figures of 67,436 and a 40% increase based on 1980 figures of 61,100. The geographic area of Cicero is approximately 6.2 square miles for a population density of 13,809 per square miles. This population density is higher than Chicago's density of about 12,750 per square miles. and there are no "high rises" in Cicero. The rapid increase in the population can be attributed to the growth of the minority population, which today makes up 77.4% or 68,300 of the total population. Of this, 97% or 66,250 of the minority population is Latino. It is important to note that about half of the geographic area in Cicero is at this time being used for industrial and commercial purposes meaning that the residential area is about 3.1 square miles, and thus yielding a population density of over 26,000 per residential square mile

The 2000 U.S. Census reported Cicero to have 23,150 housing units and 95% of these were built prior to 1980. Most of these units are single-family dwellings and multiple unit buildings of up to four stories tall. The median age of the population in Cicero decreased from 30.6 years of age to 26.4 years of age which is significantly younger compared with Suburban Cook County's (SCC) median age of 36.4 years of age. As indicated by the 2000 Census, 15.5% of the population in Cicero is considered to be at or below the Poverty Level, which compares unfavorably to the 10.6% of the population at or below the poverty level for SCC. Furthermore, the Median Family Income (MFI) of the Chicagoland area is \$68,700, while the Median Family Income in Cicero is \$40,800 or 59% MFI according to the U.S. Department of Housing and Urban Development (HUD). The per capita income in Cicero is \$12,489, which is 53% of the per capita income of \$23,227 for SCC. Unemployment for all of 2002 was calculated at 6.3%, which was 57% higher than SCC unemployment rate of 6.3% based on U.S. Department of Labor (DOL) figures.

In regard to the current socioeconomic situation in Cicero, 97% of the minority population is made up of Latinos who, as can be seen by income figures, are mostly low and moderate-income individuals. Based on these current needs, the Town's focus this fiscal year will continue to address housing stock maintenance, infrastructure rehabilitation, revitalization of manufacturing districts as well as renewal of business districts, and the problems associated with overcrowding. In addition, the Town continues to reach out to low and very low-income residents, particularly to the growing minority segment of this population.

Aside from its residents, the Town of Cicero's greatest asset is its housing stock. Efforts continue to bring all of Cicero's housing up to minimum code requirements to provide decent, safe and sanitary living conditions for all residents. As a result, the Town of Cicero's Department of Community Planning and Economic Development offers housing programs to meet these needs. As was previously mentioned, the majority of Cicero's housing units were built prior to 1980 and are assumed to contain lead-based paint hazards to some extent. Because of this, the Town implemented Lead-Based Paint Hazard Reduction efforts in all its programs. This includes the elimination of lead-based paint hazards during rehabilitation and homeowner education on identification of lead hazards and how to protect their families through proper maintenance, housekeeping and nutrition.

**A. Owner Housing**

**1. Cook County Owner Information**

<b>Cook County, Illinois</b>				
<b>Owner Households with Mobility Limitations or Care Needs</b>				
<b>Source: 2000 CHAS Data Book</b>				
Household by Type, Income, & Housing Problem	Owners			
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners
	(A)	(B)	(C)	(D)
<b>1. Household Income &lt;=50% MFI</b>	8,015	4,538	5,715	18,268
<b>2. Household Income &lt;=30% MFI</b>	3,135	1,826	2,543	7,504
<b>% with any housing problems</b>	72.8	79.5	80.7	77.1
<b>3. Household Income &gt;30 to &lt;=50% MFI</b>	4,880	2,712	3,172	10,764
<b>% with any housing problems</b>	32.4	47.8	74.8	48.8
<b>4. Household Income &gt;50 to &lt;=80% MFI</b>	5,360	3,438	7,072	15,870
<b>% with any housing problems</b>	13.6	26.4	52.2	33.6
<b>5. Household Income &gt;80% MFI</b>	6,986	6,570	27,656	41,212
<b>% with any housing problems</b>	4.4	9.6	15.9	12.9
<b>6. Total Households</b>	20,361	14,546	40,443	75,350
<b>% with any housing problems</b>	24.1	29.5	30.9	28.8



**2. Cicero Owner Information**

The number of owner occupied housing units has not dramatically increased from 1990 to 2000 (only 3.2%), the number of vacant units has increased by 8.3%. Additionally, household size has greatly increased from 2.85 in 1990, to 3.70 in 2,000 - and increase of almost 30%. The other dramatic increase has been in the value of housing during this 10 year period. Housing values have risen from a median value of \$73,200 to \$111,100 - a 51.8% increase.

<b>Cicero, Illinois</b>			
<b>Owner Households with Mobility Limitations or Care Needs</b>			
<b>Source: 2000 CHAS Data Book</b>			
	1990 Census Number	2000 Census Number	% Change
Housing Units			
occupied	12,355	12,753	3.2%
vacant	1,662	1,525	-8.3%
Average Household Size	2.85	3.7	29.8%
Median Value	\$73,200	\$111,100	51.8%
Value			
under 50,000	676	107	-84.2%
50,000 to 99,999	5936	2622	-55.4%
100,000 to 149,999	471	4387	831.4%
150,000 to 199,999	27	535	1,844.4%
200,000 to 299,999	5	77	1,440.0%
300,000 or more	1	19	1,800%
With Housing Problems	%	%	% Change
0-30% MFI	57.5%	85.0%	1.2%
31-50%MFI	24.5%	74.0%	27.1%
51-80%MFI	21.6%	59.5%	17.2%
81%-95%	16.5%	29.2%	280.4%

**B. Renter Housing**

**1. Cook County Renter Information**

<b>Cook County, Illinois</b>				
<b>Renter Households with Mobility Limitations or Care Needs</b>				
<b>Source: 2000 CHAS Data Book</b>				
	<b>Renters</b>			
<b>Household by Type, Income, &amp; Housing Problem</b>	<b>Extra Elderly 1 &amp; 2 Member Households</b>	<b>Elderly 1 &amp; 2 Member Households</b>	<b>All Other Households</b>	<b>Total Renters</b>
	<b>(A)</b>	<b>(B)</b>	<b>(C)</b>	<b>(D)</b>
<b>1. Household Income &lt;=50% MFI</b>	4,194	2,831	6,891	13,916
<b>2. Household Income &lt;=30% MFI</b>	2,537	1,855	4,283	8,675
<b>% with any housing problems</b>	68.4	76.2	85	78.3
<b>3. Household Income &gt;30 to &lt;=50% MFI</b>	1,657	976	2,608	5,241
<b>% with any housing problems</b>	74.7	72.8	79.5	76.7
<b>4. Household Income &gt;50 to &lt;=80% MFI</b>	936	679	2,767	4,382
<b>% with any housing problems</b>	53.3	27.8	41.2	41.7
<b>5. Household Income &gt;80% MFI</b>	1,112	805	3,988	5,905
<b>% with any housing problems</b>	30.2	5.2	16.5	17.6
<b>6. Total Households</b>	6,242	4,315	13,646	24,203
<b>% with any housing problems</b>	61	54.6	55	56.5

**2. Cicero Renter Information**

There are 10,824 rental units in the Town of Cicero and 93.1 percent are occupied. Rentals account for 46.7% of the total housing units available. The Town has concerns about the large number of renter occupied units and absentee landlords, and those concerns center on property maintenance. Through aggressive code enforcement, the condition of these properties is improving but more improvement is necessary. Also, the median rent is moderate compared to surrounding areas; but with the numbers of low-income household, there is a greater demand for subsidized housing and demand for assistance exceeds the available supply resources.

As part of its Keep Cicero CLEAN Program, the Town encourages all residents to take pride in the community, their residence and themselves by maintaining their property. Through its Adopt-A-Block Program, the Town solicits residents to adopt-a-block and agree to maintain it by picking up litter and promoting awareness in the Pride in Cicero program. If there were less absentee landlords and more owner occupied units these efforts could be more successful.

<b>Cicero, Illinois</b>			
<b>Renter Households with Mobility Limitations or Care Needs</b>			
<b>Source: 2000 CHAS Data Book</b>			
	1990	2000	
<b>Housing Units</b>	Number	Number	% Change
occupied	10824	10362	-4.3%
vacant	845	362	-57.2%
median rent	\$349	\$561	60.7%
<b>Contract Rent</b>			
less than \$250	1477	159	-89.2%
\$250-\$499	8510	4867	-42.8%
\$500-\$749	509	4583	800.4%
\$750-\$999	9	261	2,800.0%%
\$1,000 or more	3	85	2,733.3%
<b>With Housing Problems</b>	%	%	% Change
0-30% MFI	82.2%	86.5%	11.0%
31-50%MFI	71.2%	58.8%	38.1%
51-80%MFI	25.1%	34.2%	8.3%
81-95%MFI	8.1%	23.2%	233.1%

**The Cicero Housing Authority**

The following table was provided by the Cicero Housing Authority. It takes into account all families getting Section 8 housing or are on the waiting list as of June 2010

<b>SIZE</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>
Elderly	114	27	4
Large	256	38	5
Small	31	9	4

Source: Cicero Housing Authority - June 2010

Comment: The Cicero Housing Authority has only 230 Section 8 housing certificates. Based on the above table there is a need at this time for an additional 258 certificates. This is especially true for the elderly and large families.

**VIII. Housing and Homeless Needs Assessment**

**1. General Findings**

The recent economic recession and resulting layoffs compounded by a severe lack of affordable housing, lack of living wage jobs, and an increase in foreclosures, has caused increasing hardship for families in Illinois, including homelessness.

**2. Homelessness in the United States**

- On any given night, approximately 750,000 men, women, and children are homeless in the US.
- 56% are living in shelters and transitional housing, while 44% are unsheltered.
- 59% are single adults and 41% are persons living in families.
- 98,452 are homeless families
- 23% are chronically homeless according to HUD's definition.

(Source: Cunningham, Mary and Meghan Henry. 2007. Homelessness Counts. Washington, DC: National Alliance to End Homelessness.)

- Over the course of a year, between 2.5 and 3.5 million people will live either on the streets or in an emergency shelter.

(Source: Homelessness in the United States of America. Prepared by the National Alliance to End Homelessness.)

**3. Homelessness in Illinois**

Based on the January 2005 point-in-time counts:

- estimated 17,133 people experience homelessness each night in Illinois. An
- were living in shelters and transitional housing, while 30% were unsheltered. 70%
- were single adults and 21% were persons living in families. 79%
- less than half (46.6%), were from Chicago and Cook County. Slightly
- outside of Chicago, the highest concentrations of homeless persons were in the Continuums of Rockford (6.8% of states homeless at given point in time), East St. Louis/St Clair County (6.7%), and Northwestern Illinois Continuum (4.7%). Outside
- were chronically homeless according to HUD's definition. 28.5%

**4. Illinois Homeless Characteristics**

People who are homeless in Illinois have a variety of characteristics. Of the total persons who are homeless at a given point in time, sheltered and unsheltered, in Illinois:

- are veterans 9.5%
- are severely mentally ill 24.5%
- have chronic substance abuse issue 33.8%
- are living with HIV/AIDS 4.2%
- are victims of domestic violence 22.6%
- are unaccompanied youth under 18 5.3%

**5. Veterans and Homelessness**

- According to Fact Checker - Veterans and Homelessness - November 2006, it is estimated that between

23 and 40 percent of homeless adults are veterans.

- Most homeless veterans are male; the VA estimates that as few as three percent of homeless veterans are female. However, this number has the potential to increase over time as the number of women veterans increases.
- Almost 46 percent of homeless veterans are white males and 46 percent are 45 or older. More than half (56) percent have completed high school or a GED program.
- The number of veterans reporting problems with drugs (40 percent) and alcohol (58 percent) does not differ significantly from non-veteran homeless males.

## **6. Affordable Housing Shortage**

- The number of households that are paying over 50 percent of their income toward housing, or severely cost burdened, is estimated to be 15.8 million.  
(Source: Joint Center for Housing Studies (JCHS). Harvard University 2006. *The State of the Nation's Housing*.)
- While 15.8 million households are eligible for tenant based housing subsidies, only one in nine receive them.  
(Source: Rice, D. and Sard, B. *The Effects of the Federal Budget Squeeze on Low Income Housing Assistance*. Center on Budget and Policy Priorities. February 2, 2007.)
- In 1976, the HUD Budget authority was just over \$86 billion. In the past three decades, this figure fell to approximately \$34 billion. While there are 6 million units of affordable housing accessible to households earning 30 percent of the area median income, there are 7.7 million such households.  
(Source: National Low Income Coalition (NLIHC). 2006. *Out of Reach*.)
- The National Alliance to End Homelessness estimates that over 3 million units of new affordable housing are needed nationwide. A recent report from DePaul University's Real Estate Center projects that Cook County will face a shortfall of 78,000 units of affordable housing by 2020. They also estimate that 10 to 15 percent of the people who enter Chicago's homeless system could have maintained their housing with targeted financial assistance.

## **7. Chronic Homelessness**

- About half of the people who experience homelessness over the course of a year are single adults.  
(Source: Burt, M.R., Aron, L.Y., Douglas, T., Valente, J., Lee, E., and Iwen, B. 1999. *Homelessness: Programs and the People they Serve, Findings of the National Survey of Homelessness Assistance Providers and Clients Technical Report*. Urban Institute. Washington, DC: Interagency Council on the Homeless.)
- While an overwhelming majority (80 percent) of single adult shelter users enter the homeless system only once or twice, stay just over a month, and do not return, approximately 9 percent enter nearly five times a year and stay nearly two months each time. This group utilizes 18 percent of the system's resources.  
(Source: National Alliance to End Homelessness. 2007. *Homelessness Counts*. Washington, DC: National Alliance to End Homelessness.)
- There are approximately 150,000 to 200,000 chronically homeless individuals nationwide.  
(Source: National Alliance to End Homelessness *tabulations of Continuum of Care 2005 point in time estimates*.)
- Although chronic homelessness represents a small share of the overall homeless population, chronically homeless people use up more than 50 percent of the services.  
(Source: (Kuhn, R. & Culhane, D.P. 1998. *Applying cluster analysis to test of a typology of homelessness: Results from the analysis of administrative data*. *American Journal of Community Psychology*, 17(1), 23-43.)

## **8. Family Homelessness**

- Every year, 600,000 families with 1.35 million children experience homelessness in the United States, making up about 50 percent of the homeless population over the course of the year.  
(Source: Culhane, D. 2004. *Family Homelessness: Where to From Here? October 14, 2004 to the National Alliance to End Homelessness Conference on Ending Family Homelessness*.)
- 43 percent of children living with

homeless parents are under the age of 6.

(Source: *Homelessness in the United States of America. Prepared by the National Alliance to End Homelessness.*)

- Research identifies the lack of affordable housing as the primary cause of homelessness among families in the United States.  
(Source: Burt, M.R. 2001. "What Will it Take to End Homelessness?" Washington, DC: Urban Institute.)
- Studies have shown that families exiting homelessness with a housing subsidy remain stably housed over time; they are 21 times more likely to remain stably housed than comparable families exiting a shelter without a subsidy.  
(Source: Shin, M., Weitzman, B.C., Stojanovic, D. Knickman, J.R., Jimenez, L., Duchon, L., James, S., and Krantz, D.H. 1998. "Predictors of homelessness among families in New York City: From shelter request to housing stability." *American Journal of Public Health, 88 (11): 1561-1657.*)
- Without a housing subsidy, a family has to make \$16.31 an hour (\$33,924.80 annually) to afford housing at the national fair market rent; the hourly rate is much higher in higher-cost rental markets.  
(Source: Pelletiere, D., Wardrip, K., and Crowley, S. 2006. "Out of Reach: 2006." Washington, DC: National Low Income Housing Coalition.)
- Studies have shown that 20 percent of homeless families stated that welfare reductions caused their homelessness.  
(Source: "Quick Facts." icpny.org. 2007. The Institute for Children and Poverty. 31 January 2008)
- Half of all homeless children attended three different schools in one year. And three-quarters of homeless children perform below grade level in reading.  
(Source: "Quick Facts." icpny.org. 2007. The Institute for Children and Poverty. 31 January 2008.)

## 9. Domestic Violence

- In a national survey of homeless people, domestic violence was the second most frequently stated cause of homelessness for families, with 13 percent of homeless families saying that they had left their last place of residence because of abuse or violence in the household.  
(Source: Burt, M.R., Aron, L.Y., Douglas, T., Valente, J., Lee, E., and Iwen, B. 1999. "Homelessness: Programs and the People They Serve. Findings of the National Survey of Homeless Assistance Providers and Clients." Washington, DC: Interagency Council on Homeless.)
- Half of all homeless women and children experienced physical violence, and 92 percent of homeless mothers were victims of physical or sexual assault.  
(Source: "Quick Facts." icpny.org. 2007. The Institute for Children and Poverty. 31 January 2008.)

## 10. Homelessness Among Older Adults

According to the U.S. Department of Housing and Urban Development, between February 1 and April 30, 2005, more than 10 percent of sheltered homeless persons were between 51 and 61 years old.  
(Source: "Homelessness Among Elderly People." Nationalhomeless.org. 2007. National Coalition for the Homeless. 31 January 2008.)

## 11. Youth Homelessness

- Researchers estimate that about 5 to 7.7 percent of youth experience homelessness each year.  
(Source: Robertson, M.J., and Toro, P.A. 1998. Homeless Youth: Research, Intervention, Policy. National Symposium on Homelessness Research. Washington, DC: U.S. Department of Health and Human Services.)
- Within 2-4 years of exiting foster care, 25 percent of foster children experience homelessness.  
(Source: Homelessness in the United States of America. Prepared by the National Alliance to End Homelessness.)
- While the average cost of foster care, in-patient treatment, or juvenile correction placements average between \$25,000 and \$55,000 per year, the average cost of a transitional living program housing unit for youth is approximately \$11,800.  
(Source: National Network for Youth, Statement for the Record, FY2007 Labor-HHS-Education-Related Agencies Appropriations before the Subcommittee on Labor-Health and Human Services-Education-Related Agencies, Committee on Appropriations, U.S. House of Representatives.)
- A 2005 University of Illinois report on homeless youth funded by the Illinois Department of Human

Services found that as many as 25,000 youth are homeless annually in Illinois.

## **12. Specific Homeless Prevention Elements**

The Town of Cicero is part of Cook County HOME Consortium. Therefore, in preparing Cicero's 5 Year Consolidated Plan all issues relating to housing are subsumed by Cook County's 5 Year Consolidated Plan, which run concurrent with Cicero's - October 1, 2010 through September 30, 2014. Cook County has prepared the County's Plan on behalf of, and with the assistance of, non-entitlement municipalities and the entitlement communities of Cicero, Berwyn, and Chicago Heights. These jurisdictions make up the Cook County Consortium. Cook County is the official grantee which receives the federal CDBG, HOME, and ESG funds from HUD on behalf of the Cook County Consortium. Cook County is responsible for the overall administration, planning, monitoring and reporting requirements for these programs. The following is taken from Cook County's 5 Year Consolidated Plan:

### **A. NEEDS ASSESSMENTS: KEY FINDINGS**

#### **Homelessness**

The most recent Point Prevalence Survey for Suburban Cook County was conducted on January 22, 2009. There were 1,190 homeless persons counted on that date. Of the total 1,034 homeless persons were sheltered, and 156 persons were on the streets.

Homelessness in Suburban Cook County does not honor any racial boundaries, with 51 % identified as Black/African American, 36% White or White/Hispanic, and 13% mixed or other race.

Sixteen percent (16%) of the general homeless population in suburban Cook County reported having a serious mental illness, 19% suffered from chronic substance abuse, and 21% were victims of domestic violence.

One major responsibility of any locality is ensuring the health, welfare and safety of its residents. Planning is essential to coordinate the use of all available resources to aid in the eradication of homelessness in Suburban Cook County. There are limited emergency shelters, transitional housing facilities and permanent housing units in suburban Cook County. This section will detail the following: the continuum's survey research process; the nature and extent of homelessness in Suburban Cook County; chronic homelessness in Suburban Cook County; low income persons at risk of becoming homeless; and Cook County homeless facilities and services inventory.

#### **The Continuum's Survey Research Process**

##### **The Homeless Count data is comprised of:**

From the Point-in-Time (PIT) homeless count, including Shelter surveys, conducted by the Cook County Continuum of Care (CoC), Homeless Management Information System (HMIS) data. Point-in-Time (PIT) counts of both sheltered and unsheltered homeless populations are based on the number of homeless persons on a single night during the last week in January, and are conducted biennially. This process is mandated by HUD and ultimately used as a data source (nationally) in the Annual Homeless Assessment Report to Congress. The PIT count in Suburban Cook County took place on January 22, 2009.

Sheltered Homeless CountThe Continuum has identified over time, through partnerships and collaborative efforts, and informational interactions developed through the three regional homeless community-based service areas (CBSAs), an inventory of homeless housing providers. Shelter Surveys for each type of homeless housing situation (Emergency, Transitional, or Permanent Supportive) were sent to CoC member agencies. Sixty-two completed surveys were returned to the Alliance to End Homelessness in Suburban Cook County (Alliance) the CoC lead agency. The surveys were compared to reported HMIS data and reviewed by the Alliance's HMIS data analysts.

##### **Unsheltered Homeless Count**

The first actual unsheltered (street) count occurred in January 2005 and the second in January of 2007. The third



unsheltered count in January of 2009 was much improved due to a greater response from CoC member agencies and other community stakeholder groups. In years past, attempts to estimate the number of unsheltered homeless persons in suburban Cook County was performed through developing unsheltered projections based on sheltered homeless survey data. Continuum regional CBSAs, are very knowledgeable of "hot spots" where unsheltered homeless persons might be observed and interviewed. The goal was to attempt a complete coverage methodology for the street count, but a more feasible "known location" and partially "complete coverage" methodology was adopted. All information gathered was returned to the Alliance for review and analysis.

## **B. NATURE AND EXTENT OF HOMELESSNESS IN SUBURBAN COOK COUNTY**

### **Demographic Data- Sheltered and Unsheltered Homeless Population**

The Cook County's CoC third Homeless Count on January 22, 2009 produced some of the most accurate data to date. Primarily due to the increased participation of community partners and the more focused methodology of the Count Coordinators. According to the survey results 1,034 persons were considered homeless, but sheltered; while 156 persons were counted as unsheltered homeless. A total of 1,190 persons were counted as homeless that evening in Suburban Cook County. It is estimated that the total number counted is less than actual due to the unique characteristics of suburban Cook County. Suburban Cook County is made up of vast urban, residential and rural area. Some undeveloped area such as forest preserves become "camp grounds" of sorts for homeless persons, and could create a very dangerous atmosphere for count volunteers without the escort of law enforcement.

Of the 1,034 sheltered homeless persons counted, 54 % (563 persons) were in families with children and 46% (471 persons) were individuals. Of the 156 unsheltered persons counted, 90% (141 persons) were individuals, and 10% were in families with children.

The survey reported 57 % male homeless persons, 42% female homeless persons, and 5% homeless persons of which the gender was unknown or the persons refused to answer. Among the unsheltered homeless 74 % were male, 22% were female, and 4% the gender was unknown or the persons refused to answer.

Fifty-two percent (52%) of homeless persons were between the ages of 18-50. Thirty (30%) percent of homeless persons were age 17 and under, reflecting the large number of persons in families with children. Fourteen percent (14%) of homeless persons were between the ages of 51-60. Over half (52%) of homeless persons were between the ages of 18-60, 36% of homeless persons ages were unknown.

The sheltered survey identified 430 persons as White (46% of the total with 104 of that number White/ Hispanic), and 555 persons identified as Black/African-American (53% of the total). The unsheltered homeless revealed a population comprised of 36% White, 51 % Black/African American, and 13% mixed race or other race.

### **Homeless Subpopulations-Sheltered and Unsheltered**

Per the HUD definition, 159 sheltered persons were identified as chronically homeless, which constitutes 15% of the total sheltered population. Among the unsheltered homeless, 67 persons were identified as Chronically Homeless (43% of the street count).

One hundred and thirty-two sheltered homeless persons were identified as having a serious mental illness (17% of the total), while 37% of the unsheltered homeless admitted to suffering this affliction.

One hundred seventy-five persons of the sheltered homeless population were identified as having a Chronic Substance Abuse problem (12% of the total), while 58 unsheltered homeless persons admitted to having this problem (37% of the street count).

Veterans comprised 9% of the sheltered homeless population (90 persons), while 16% of the unsheltered homeless population claimed to be Veterans (25 persons).

Seven persons with HIV/AIDS were identified within the sheltered homeless population (less than 1% of the total), 2 unsheltered homeless stated that they suffered from HIV/AIDS (1 % of the total street count).

Among sheltered homeless persons 245 were identified as Victims of Domestic Violence (24% of the total), and 10 persons from the unsheltered count (6% of street count) reported being in that situation.

### **Emergency Shelter Survey Results Analysis**

The Emergency Shelter (ES) homeless population on the night of the point in time survey was comprised primarily of individuals (79% of the ES total), and was predominantly male (66% of the ES total). Forty-nine percent (49%) of the ES population was between the ages of 30 and 50 years, split relatively evenly by race (45% Black/African-American and 49% White). More than 34% of the ES population was Chronically Homeless, with many residing clients suffering a Serious Mental Illness (14%) and Chronic Substance Abuse (21%) in spite of strict shelter behavior and conduct rules. Twenty percent (20%) of the ES population, primarily women and children, indicated they were Victims of Domestic Violence. Ninety-two percent (92%) of available Emergency Shelter beds were occupied on the date of the survey, indicating an eight percent (8%) vacancy rate.

### **Transitional Housing Survey Results Analysis**

The Transitional Housing (TH) homeless population on night of the point prevalence survey was comprised primarily of persons in families with children (80% of the total), and was over half female (54% of the TH total). Most of the males counted constituted male children living with their mothers, as indicated by the 299 persons in TH age 17 or under (50% of the TH total). Sixty percent (60%) of the persons in TH were Black/African-American and 35% of the TH populations were identified as White. Twenty-six percent (26%) of the TH homeless population were described as being Victims of Domestic Violence, five percent (5%) of the TH population was defined as Chronically Homeless, with 9% suffering a Serious Mental Illness, and 13% having a Substance Abuse problem. Seventy-nine percent (79%) of the Transitional Housing beds were occupied on the night of the count.

## **C. CHRONIC HOMELESSNESS IN SUBURBAN COOK COUNTY**

There is not a simple or easy solution to solving the community-wide problem of Chronic homelessness. There are many contributing factors to chronic homelessness. Persons that are chronically homeless more than likely suffer from one or more of the following conditions: mental illness, physical and/or developmental disability, alcohol and or substance abuse.

According to HUD a chronically homeless person is an unaccompanied disabled individual who has been continuously homeless for over one year. Although there has been an increase in resources targeted to the homeless population in suburban Cook County, chronic homelessness still exists. While significant strides, for example, have been made in developing housing and services designed to assist homeless women and families with children, these models have not significantly impacted chronically homeless persons in Cook County. It has become apparent that a new approach to alleviating chronic homelessness is necessary.

### **Chronically Homeless Population Needs Analysis**

A chronically homeless person has been identified by the U.S. Department of Housing and Urban Development (HUD) as a person sleeping in a place not meant for human habitation and/or living in an emergency or transitional shelter, that is:

An unaccompanied homeless individual with a disabling condition;  
Who has either been continuously homeless for a year or more; or Has had at least four (4) episodes of

homelessness in the past three (3) years. A disabling condition is defined as a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

As indicated above, the results of the Cook County Point Prevalence survey conducted January 22, 2009 indicated that 1,034 persons were considered homeless, but sheltered that evening. An additional 156 persons were counted on the street as being homeless and unsheltered, for a total of 1,190 homeless persons in suburban Cook County on that date.

Of these 1,190 persons, 159 sheltered and 67 unsheltered persons were identified as chronically homeless per the definition of the U.S. Department of Housing and Urban Development (HUD). These 226 chronically homeless persons represent 19% of the Continuum's total homeless population. Nearly all (64%) of the identified chronically homeless population in suburban Cook County were seeking shelter and services through the Emergency Shelter system, while 14% were housed in Transitional Housing programs. While only 67 persons (43%) of the unsheltered homeless population were identified by survey as being chronically homeless, it is believed by the Continuum that many more unsheltered persons went uncounted, and that a much larger proportion of that population most likely can be described as chronically homeless.

Cook County's chronic homeless population is significantly male (86%), between the ages of 31 and 60 years old (41%), and 51% African-American and 43% White, 6% were unknown or refused to answer. Ten percent of the White persons identified themselves as Hispanic. Forty-four percent (44%) of Cook County's chronically homeless population suffers from a serious mental illness, while 54% have an alcohol or substance abuse problem. Many of these individuals have dual diagnoses for both mental illness and substance abuse. Twenty-two percent (22%) have a physical or developmental disability. Less than half (30%) of the sheltered chronically homeless population has some income, while 70% indicated having no income at all. While only 9% of the general homeless populations were Veterans, 51% of the Chronically Homeless indicated that had Veterans status.

An evaluation of the data presented above lends itself to an obvious conclusion. The chronically homeless population in suburban Cook County exhibits certain physical, developmental, and psychological disability that exacerbates their disconnection from existing shelter and mainstream social support systems. Many of the existing shelters and programs are not designed or equipped to adequately address the issues involving the severity of disabilities (often multiple) of this population. This system disconnect intensifies this population's condition of poverty and isolation, leading to serial or chronic homelessness.

### **The Current Approach to Addressing Chronic Homelessness**

The homeless shelter and service delivery system in suburban Cook County has evolved in an attempt to address the needs of its homeless population. There is currently an inventory of approximately 1,422 shelter beds available: 463 beds for Emergency Shelter; 594 beds for Transitional Housing; and 189 beds for Permanent Supportive Housing. These shelter beds and services are offered in a variety of programs throughout the county, reflecting a wide range of shelter and service models.

The overwhelming majority of Emergency Shelter beds are seasonal only, generally available from October through April each year, and closed during the warmer months. These beds are offered at faith community sites, generally on a rotating basis from night to night. Eighty percent of original Emergency Shelter beds on the night of the point prevalence survey were denoted as being occupied by individuals, while 20% of beds were occupied by families with children. These shelters do provide a variety of supportive services, but many of their clients, especially those who are chronically homeless, require intensity and duration of services that is generally beyond what is currently available in order to succeed in a permanent housing setting. Also, clients are banned from Emergency Shelters if they create a disturbance, are intoxicated, or otherwise exhibit visible substance usage. When the shelters are closed, day drop-in centers are available to provide basic assistance, but no shelter is offered. The Continuum's survey results indicate that 31% of the Emergency Shelter beds are occupied by persons identified as being chronically homeless. Eight percent (8%) of Emergency Shelter beds were

unoccupied on the night of the survey.

Transitional Housing programs offer housing and supportive services for homeless persons from 6 to 24 months. Most of the established Transitional Housing programs are targeted to families with children, many specifically for women and their children. On the night of the survey, 80% of Transitional Housing beds were occupied by families with children, with only 20% of beds occupied by individuals. In addition, most Transitional Housing programs by their very nature are selective, screening out clients from participation if they exhibit the kinds of disabilities associated with the chronically homeless. The survey results indicated that only 5% of the Transitional Housing populations served were considered to be chronically homeless persons. While many Transitional Housing clients successfully attain permanent housing, after 24 months their program assistance ends, and the clients generally must seek their own means and methods for sustaining their housing situation. For individuals with the disabling conditions associated with chronic homelessness, Transitional Housing often is not the most effective option.

While clients of Permanent Supportive Housing programs are not to be utilized when factoring chronic homelessness, it is important to note that there are only 193 PSH beds in suburban Cook County. On the night of the survey, there were 189 occupants in those available beds, indicating virtual full capacity. The lack of Permanent Supportive Housing beds in the existing Continuum system is abundantly clear.

The Continuum anticipates that there are more unsheltered homeless than counted, with a much higher percentage of the them defined as chronically homeless, there currently exist no specific system-wide process for addressing the needs of this population.

### **Continuum's New Approach to Ending Chronic Homelessness**

To end chronic homelessness in suburban Cook County over the next ten years, the Continuum of Care's approach to addressing this problem must undergo a fundamental change in emphasis, from relying on the existing formula of a staged homeless housing system to a new effort based on the following key elements.

### **Priority Needs and Resource Allocation**

The Cook County Continuum of Care in its Strategic Plan has specifically the from its general homeless population, persons who are chronically homeless, homeless persons who suffer a serious mental illness, and homeless persons who have a substance abuse problem, as the subpopulations whose needs are to be given priority when planning, developing, and coordinating resources for homeless housing and service delivery. This statement of priority for chronic homelessness, and its contributing disabilities, as identified in this Plan, will require a substantial shift in the use of the Continuum's resources in order to address this issue. This transformation will require some resources previously directed to serve other homeless subpopulations or for other forms of homeless housing and services to be targeted to ending chronic homelessness. Resources targeted to addressing the prioritized needs are essential. Efforts will be focused on providing the following two key elements: 1) an adequate supply of permanent supportive housing, either project- or tenant-based; or 2) a comprehensive supportive services framework needed to maintain housing.

### **Outreach, Engagement, and Long-term Support**

Increase and enhance Continuum-wide outreach and assessment capabilities, especially for persons with serious mental illness, through the establishment of a Continuum Assertive Community Treatment (ACT) team, which will coordinate with the Illinois Department of Human Services (IDHS), Division of Mental Health. ACT is an evidence-based practice that is especially well suited to the establishment of trusting relationships between homeless persons with mental illness and professional helpers.

In this model, outreach workers offer patient, persistent, and continuing contacts over relatively long periods of time, and are able to straddle multiple systems of care to access appropriate services. While such a team would not exclusively serve the chronically homeless, this population would be targeted for prioritized assistance.

### **Permanent Supportive Housing Opportunities**

For those persons who have been identified by the Continuum as being chronically homeless, the Continuum needs to employ a strategy that assists persons to exit their homeless condition as quickly as possible by placing them in permanent housing and linking them to the necessary supportive services. This strategy recognizes that the factors contributing to the person's homelessness (their disabilities, etc.) can best be remedied by addressing those fundamental issues in a setting where the person is safely housed and has access to the support services that can prevent the reoccurrence of homelessness. It is further recognized that this supportive service environment may be required over a very long term, if not a lifelong, period of time, therefore requiring a significant investment of resources.

#### **Provision of Comprehensive Supportive Services**

The Continuum must implement a strategy that provides a comprehensive approach to the provision of supportive services for chronically homeless persons in a permanent housing setting. These services must be based on a specific plan of action for each chronically homeless client, with participating service agencies each contributing according to their strengths and resources in a cohesive and coordinated service plan.

#### **Continuum of Care System infrastructure**

The initiatives identified above will require an underlying system-level Continuum infrastructure in order to address and impact the chronic homelessness. It is anticipated that the implementation of the Cook County Homeless Management Information System (HMIS) will enable the Continuum to manage collected information more efficiently, to improve the effectiveness of service delivery, and to better understand the relationships between service utilization and client outcomes over time.

#### **Five-Year Initiatives to End Chronic Homelessness**

In order to begin implementation of the Continuum's plan to end chronic homelessness, the Cook County Continuum of Care will seek to implement the following initiatives over the next five years:

#### **Priority Needs and Resource Allocation**

The Continuum of Care will propose strategies, develop projects, and identify a resource allocation plan that focus on addressing the priority needs of the chronically homeless in suburban Cook County.

Outreach, Engagement, and Long-term Support – The Creation of a Continuum Assertive Community Treatment (ACT) team.

Permanent Supportive Housing Opportunities- Develop Safe Havens and Harm Reduction Residential Housing opportunities for 50 chronically homeless persons.

Provision of Comprehensive Supportive Services- Develop a coordinated and comprehensive supportive service implementation system for 50 chronically homeless persons living in Permanent Supportive Housing.

Continuum of Care System Infrastructure - The implementation of the County's HMIS system will aid in the effective coordination of housing and supportive services for chronically homeless persons in suburban Cook County.

The Cook County Continuum of Care, through the collaborative partnership between Cook County and the Alliance to End Homelessness is dedicated to the eradication of chronic homelessness in the suburbs. The Continuum is well aware that reshaping the existing configuration of resource allocation, the housing and services delivery system, and the specific emphasis on the development of new Permanent Supportive Housing, will require a great level of cooperation and coordination within the framework of the existing homeless provider community. This transition will be difficult and require the detailed planning and patience, but the dedicated commitment of the Continuum to serve the overall needs of the homeless, will guide its implementation and eventual success.

**D. Cook County Homeless Facilities and Services Inventory**

The following table represents a brief summary of the Emergency Shelter system site locations, bed capacities, and persons housed on the date of the Cook county Continuum of Care Point Prevalence Survey.

<b>EMERGENCY SHELTER PROGRAMS</b>						
Emergency Shelter Program Provider Name	Continuum of Care Region (CBSA)	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	Point-in-Time Homeless Count
Aunt Martha's Youth Services	South	4	2	12	16	11
B.E.D.S. Plus	West	0	0	0	0	15
Bethel Community Facility	South	4	1	61	65	60
Crisis Center for South Suburbia	South	35	5	0	35	32
Journeys from PADS to Hope	North	0	0	0	0	78
Pillars	West	23	1	1	24	13
South Suburban PADS	South	0	0	0	0	129
The Harbour Inc.	North	0	0	6	6	1
Town of Cicero	West	0	0	0	0	7
West Suburban PADS	West	0	0	0	0	52
WINGS Program Inc.	North	25	1	5	30	28

The following table represents a brief summary of the Transitional Housing programs site locations, bed capacities, and persons housed on the date of the Cook county Continuum of Care Point Prevalence Survey.

<b>Transitional Housing Programs</b>						
<b>Transitional Housing Program Provider Name</b>	<b>Continuum of Care Region (CBSA)</b>	<b>Beds for Households with Children</b>	<b>Units for Households with Children</b>	<b>Beds for Households without Children</b>	<b>Total Year-Round Beds</b>	<b>Point-in-Time Homeless Count</b>
Bethel Human Resources	South	0	0	26	26	18
Catholic Charities	County-Wide	145	38	41	186	186
CEDA Bloom Rich	South	0	0	12	12	9
CEDA Central	West	34	13	1	35	35
CEDA Northwest	North	78	23	7	85	65
Connections for the Homeless	North	8	3	0	8	8
Fellowship Housing Corporation	North	18	6	0	18	11
Town of Cicero	West	10	3	0	10	10
Pillars	West	24	8	0	24	18
South Suburban Family Shelter	South	30	10	0	30	23
South Suburban PADS	South	0	0	20	20	14
The Center of Concern	North	8	4	8	16	15
The Harbour Inc.	North	40	20	18	58	30
Together We Cope	South	30	10	0	30	18
Vital Bridges	West	4	1	4	8	7
West Suburban PADS	West	7	3	1	8	8
WINGS Program Inc.	North	80	20	2	82	54
YMCA Network	State / County Scattered Site	54	18	20	74	65

The following table represents a brief summary of the Permanent Supportive housing programs site locations, bed capacities, and persons housed on the date of the Cook county Continuum of Care Point Prevalence Survey.

<b>Permanent Supportive Housing Programs</b>						
<b>Permanent Housing Program Name</b>	<b>Supportive Program Provider</b>	<b>Continuum of Care Region (CBSA)</b>	<b>Beds for Households with Children</b>	<b>Beds for Households without Children</b>	<b>Total Year-Round Beds</b>	<b>Point-in-Time Homeless Count</b>
Grand Prairie Services Shelter + Care (STARS)		South	35	21	56	56
Housing Authority of the County of Cook- Vital Bridges Shelter + Care		West	4	13	17	16
Housing Opportunity Development Corp.- Permanent Housing for Homeless		North	12	0	12	12
Interdependent Living Solutions Center (Genesis Place)		South	0	10	10	10
Oak Park Housing Authority		West	0	5	5	4
Pillars (WCHIP)		West	13	24	37	37
New Foundation Center-Salubrity House	Center-	North	0	8	8	6
New Foundation Project Esperanza	Center-	North	0	8	8	8
New Foundation Project Esperanza	Center-	North	0	4	4	4
Housing Authority of the County of Cook- VASH Vouchers		West	2	5	7	7
Grand Prairie Services Shelter + Care		South	15	13	28	28



The following table represents a brief summary of the Housing Prevention program site regional locations and annual Emergency Shelter grants (ESG) Program service projections. Also indicated are Continuum of Care organizations that receive additional Homeless Prevention funding from the Illinois Department of Human Services (IDHS), and provided prevention assistance through the Continuum's Homeless Prevention Regional Networks.

Homeless Prevention Programs					
Homeless Prevention Service Provider Name	Continuum of Care Region (CBSA)	Annual ESG Service Projections Households Served	Receive Participates Network	IDHS Continuum	Funding/ HP
Bethel Community Facility	South	44	Yes		
Bethel Human Resources	South		Yes		
Catholic Charities	County-wide	25	Yes		
Catholic Charities Northwest Suburban	North		Yes		
Catholic Charities South	South		Yes		
Catholic Charities Southwest	South		Yes		
CEDA Bloom/Rich	South		Yes		
CEDA Harvey	South		Yes		
Center for Community Action	South		Yes		
CEDA Neighbors at Work	North		Yes		
CEDA Northwest	North		Yes		
CEDA Downtown	County-wide	64	Yes		
CEDA Near West	West		Yes		
CEDA Summit	West		Yes		
Connections for the Homeless	North	20	Yes		
Crisis Center for South Suburbia	South	14	No		
Ford Heights Community Service Organization	South	8	No		
Hope Community Services	South		Yes		
Jewish Federation So Suburban	West		Yes		
PLCCA	West	20	Yes		
Respond Now	South	0	Yes		
Sarah's Inn	West	8	Yes		
South Suburban Family Shelter	South	30	Yes		
South Suburban PADS	South	12	Yes		
The Center of Concern	North		Yes		

Together We Cope	North	26	Yes
Vital Bridges	West		Yes
West Suburban PADS	West		Yes
WINGS Program	South		Yes

The highest priority homeless subpopulation to be targeted for assistance by this Plan and the Continuum of Care Strategy Exhibit 1 are persons who are Chronically Homeless per the HUD definition. By the very nature of Chronic Homelessness, such persons are afflicted with disabling conditions, primarily Serious Mental Illness and Chronic Substance Abuse, and/or physical and developmental disabilities. The Continuum also recognized that many Seriously Mentally Ill or Chronic Substance Abusers are under reported on survey instruments, or their conditions are often misdiagnosed or not clearly recognized by shelter and service provider staff. In addition, research indicates that many of the unsheltered homeless are unsheltered because the conditions of their disabilities may exclude them from the environments developed in the existing shelter system. Therefore, the Continuum prioritized the Chronically Homeless, Seriously Mentally Ill, and Chronic Substance Abusers as the three highest priorities, even though the strict percentages may be less than other identified subpopulations.

This prioritization indicates the Continuum's desire to focus attention and allocate resources to housing and services directed to address the needs of these specific homeless subpopulations. Youths, persons aged 17 or under, comprise a significant number of total homeless persons identified by the Continuum of Care. However, it should be noted that many of these Youths are members of homeless households, or the children of homeless persons. Many of the Youths counted in the Point Prevalence Survey were residing in Transitional Housing programs, generally with their mothers. While many of the persons identified as Youths are not the traditional unaccompanied homeless youths, their numbers alone make their situation relevant for purposes of prioritization. The Continuum, while targeting Chronically Homeless (individuals) as the highest priority subpopulation, has also indicated the needs of homeless families (and thereby Youths) as a high priority concern.

Victims of Domestic Violence comprised 21% of the total homeless populations in suburban Cook County. Most of the Victims are women, and many of these women have children. This segment of the homeless population continues to be the priority focus of several programs that address the specific needs of this subpopulation. The Cook County Continuum of Care survey research indicates that 9% of the total suburban homeless populations were identified as Veterans. While this number is not insignificant, it is relatively smaller than other subpopulations.

Mostly women and their children being served in Transitional Housing, this is understandable, while 7% of the Emergency Shelter population were designated as Veterans. Persons with HIV/AIDS represent less than 1% of the total homeless population. Within the Continuum there are existing programs, primarily Transitional Housing and some Permanent Supportive Housing units that target this subpopulation for the provision of shelter and services.

#### **E. Emergency Shelter Grants (ESG) Program Award Criteria**

Cook County staff employs the following criteria to determine funding recommendations for the ESG Program:

1. A comprehensive review of project applications is conducted based on the timeliness of submission, attendance at the required County Public hearing in March, the completeness and clarity of the application request, the documented need for the specific project requested, and the reasonableness of the dollar request. The Cook County ESG Program does not finance start-up programs with no proven track record of administrative capacity or project performance, without an existing shelter facility or program, and lacking the necessary required audit documentation;
2. The project applicant must also clearly demonstrate the extent of active partnership and collaboration efforts with other homeless service providers within the context of the Continuum of Care process.;
3. Administrative capacity, auditing compliance, and performance progress on previously funded projects must be demonstrated to be eligible for funding. Poor performers will not be considered for funding. Problem performers will be penalized with reduced funding;

4. Staff recommendations attempt to fund all eligible project applications that meet the basic criteria indicated above, if the projects are consistent with the Cook County Continuum of Care Strategy and the Consolidated Plan, and participate in the Continuum of Care and HMIS process;
5. Staff recommends that the threshold for the minimum cost effective grant amount awarded under the ESG Program be at least \$5,000. No Cook County ESG project will be funded for less than that amount;
6. Where possible, staff will allocate funds to subrecipients, as renewal projects, at a level commensurate to their previous grant in the categories requested, taking the overall grant reduction amount into consideration; and
7. All ESG Program projects funded must be or become an active participant in the County's Homeless Management information System (HMIS) system. Any applicant not meeting that criterion may be considered ineligible for the ESG Program. Staff recommends that all ESG Program applicants contact the County's HMIS administrator, the Alliance to End Homelessness in Suburban Cook County, as soon as possible to ensure compliance with this HUD mandated HMIS requirement.
8. Cook County Discharge Coordination Policy - The CoC lead agency, the Alliance to End Homelessness in Suburban Cook County and members in partnership with Cook County adopted a Discharge Coordination Policy for Suburban Cook County in September of 2007. The policy was enacted to prevent the discharge of persons from publicly funded institutions or systems of care in resulting in homelessness. The Alliance to End Homelessness in Suburban Cook County and its members understand and agree to the following:
  9. Foster Care - The Alliance agrees with the formal protocol developed by the Youth Housing Assistance Program of the Illinois Department of Children and Family Services (DCFS) to provide housing advocacy and cash assistance to young people ages 18 to 21 emancipated from foster care. Up to six months prior to emancipation, a youth who is homeless or at risk of homelessness may apply to the program and if accepted, is assigned a Housing Advocate who helps to find housing, create a budget, and provide linkages for other services. The program offers cash assistance for security deposit and move-in expenses up to \$800 (\$1200 if parenting, pregnant or disabled) and a rental subsidy up to \$100 per month. Youth service providers and the DCFS Local Area Networks also understand and agree to this formal protocol.
  10. Health Care - The Alliance members will continue to work locally with hospital representatives to provide improved housing referral information for patients being discharged who are homeless since JCAHO accreditation procedures do not address housing placement specifically as a part of discharge planning.
  11. Mental Health - The Alliance agrees with the formal protocol of the Illinois Department of Human Services, Division of Mental Health (DHS/DMH) known as the "Continuity of Care Agreement" between State-Funded Inpatient Psychiatric Services (SFIPS) sites and community providers. The agreement cites the best practice of not discharging persons into homelessness; that SFIPS sites and provider agencies will work together to find appropriate housing that the individual is willing to accept; that if it is reasonably anticipated that housing will shortly be in place a SFIPS site may delay discharge to prevent homelessness; and if an individual is not housed at discharge, the clinical record must document the reasons.
  12. Corrections - The Alliance agrees with the formal protocol developed by the Placement Resource Unit (PRU) of the Illinois Department of Corrections that provides caseworkers to identify services needed by the ex-offender upon reentry, including housing placement.

## **F. Housing Needs**

### **Extremely Low Income**

Not surprisingly, according to HUD provided 2000 census data, very-low-income families in all categories need assistance in both renting and owning housing. The lowest income group has the least amount of disposable income and always spends the greatest percentage of its income on its housing related needs. Cicero has less

expensive housing than many of the surrounding communities and is, therefore, very attractive to this group. Even though the housing burden in Cicero may still be high for this group it would be even higher elsewhere and so Cicero naturally attracts the lowest income group because it is the most affordable option. This gives Cicero a disproportionate number of people from this group. There are 7,023 very-low-income households. Out of these, 5,187 are renters and 3,232 are owner households. Of the renters, 2,096 households pay more than 50% to housing while 514 owner households have the same burden. Of the renters, elderly and & 2 member households account for 461 of the households with the highest cost burden. 959 of the renters have housing costs in excess of 30% of income. For owner households, elderly account for 203 of the households with housing costs in excess of 50% of income and 50% of the households with cost in excess of 30%.

The greatest burden falls on households which are in 0 to 30% of medium family income with 80% of the households of all types in this category paying in excess of 30% of income to rent and 70% of elderly and 1 & 2 member households paying the same.

Sixty-two percent of all owner households and 50% of elderly households are in the 0 to 30% MFI Category. pay in excess of 30%: of income to housing. For households in the 30 to 50% MFI bracket, 67% of all households and 78% of elderly and 1 to 2 member households pay in excess of 30% of income to rent. Owner households in this bracket households pay in excess of 30% of income to rent. Owner households in this bracket fare better with 20% of paying in excess of 30% of income to housing and only 15% of elderly. Of renters experiencing housing problems, 43.9% of all households experience housing problems. For the 0 to 30% MFI group, housing problems are consistent across ethnic lines with 57.5% of all owner households and 61.7% of Hispanic owner households experiencing problems. No African-Americans are represented in this group. Overcrowding is a consistent problem for both renters and owners in this group. Overcrowding is a consistent problem for both renters and owners in this income group.

#### **Other Low Income**

There are 2,457 renter households in this bracket and 3,056 owner households. Of the renters, 1,136 fall in the small-related category and of the owners 38% are elderly households. In this category both renters and owners situations shown improvement. Large related families continue to experience housing problems with 62% of the renter households in this group having housing problems,,: most of which problems are believed to be related to overcrowding. No cost burden was experienced for this group. Of the elderly and 1 & 2 member household renters, only 15% have a cost burden in excess of 30% and none have a cost burden in excess of 50%. In the same group,19% experienced housing problems. For small related renter households, 15% had a cost burden in excess of 30% and none had a cost burden in excess of 50% MFI. Housing related problems have decreased in this group with only 15% experiencing housing problems. In owner households in this same income category, a significant improvement was also shown with 1,173 elderly households in this income category out of which only 5% had cost burdens greater than 30% or experiencing housing problems and only 1% having a cost burden in excess of 50%. For all other owner households4% have a cost burden in excess of 50% MFI and 23% having a cost burden in excess of 30%. In this group, 32% experienced housing related problems.

#### **Moderate Income**

There are 120 elderly and single member renter households in this category none of which experience housing or cost burden problems. There are 292 small-related renter households in this group none of which experience cost burdens and only 8% which experience housing problems. In the owner category, there are 346 elderly owner households none of which have housing or cost burden problems. There are 214 other owner households with 21% experiencing housing problems of some sort and only 1%having a cost burden in excess of 30% MFI.

#### **Housing Problems Related to Race and Income**

Of the very-low-income households, only 16 are identified as black (non-Hispanic) and 5,403 are white (non-Hispanic). With the population mix as it is, it is presumed that the remaining 1,604 very-low-income households are Hispanic. White non-Hispanics are disproportionately represented in this group. With the census dated as indicated, there is no relationship between housing problems and race as much as housing problems and income.

#### **E. Needs of Public Housing**

The Cicero Housing Authority was established for the purpose of operating and maintaining housing for low-income households. The Federal Government sets the Housing Authority's Program Guidelines. The Housing Authority is funded for 232 units of Section 8 housing. Pursuant to these programs, property owners participating in the programs are allowed to charge fair market rents. Those rents as currently applied, are:

•	Efficiency		
	.....	\$790	
•	One-Bedroom		
	.....	\$903	
•	Two- Bedroom		
	.....	\$1015	
•	Three- Bedroom		
	.....	\$1240	
•	Four- Bedroom		
	.....	\$1402	

Participants in the program pay a designated sum pursuant to the terms of the Act and Department of Housing and Urban Development pays the balance. All of the eligible units are filled, and there are currently 954 households on the waiting list. The Cicero Housing Authority currently serves 241 families, including port-ins.

The Cicero Housing Authority has needs in excess of the vouchers available and estimates that it could use at least an additional 500 vouchers in order to meet the needs of those on the waiting list and others. Within the Town of Cicero, there is no publicly owned housing. No public housing units expected to be demolished. Units utilized within the Section 8 program meet all requirements of this program with regard to the physical conditions of the units. The Town of Cicero and the Cicero Housing Authority have common goals, policies, and strategies to increase the supply of decent, safe, and affordable housing; to decrease the number of people living in poverty; to improve declining neighborhoods; to target the same income categories for assistance; to Re-concentrate low-income families on Section 8; to affirmatively further fair housing goals and analyze the impediments to fair housing; to promote home ownership; and to meet public participation requirements as set fourth by HUD. The mission of the Cicero Housing authority and the Town of Cicero in this Plan is to promote adequate and affordable housing, economic development, and a suitable living environment that is free from discrimination.

**G. Public and Assisted Housing - Section 210 (b)**

There is no publicly owned housing in the Town of Cicero. The assisted housing description is on page 16 of the Plan.

The Cicero Housing Authority objectives are:

- To increase the supply of Section 8 vouchers, by applying for more vouchers from HUD
- To improve the quality of assisted housing
- To improve the quality of management and customer service
- To increase housing choices by encouraging more landlords to participate
- To promote self-sufficiency by providing more information on social service agencies, and
- To ensure equal opportunity and affirmatively further fair housing by undertaking measures to ensure access for all.

**H. Lead-Based Paint Needs**

The Town of Cicero, as with all older communities, contains a large number of dwelling units containing lead based paint. 23,577 or 94.9% were built prior to 1970; and thus presumed that these dwellings all have lead

based paint to some extent. In 1998, 62 children in Cicero scored a twenty (20) or above blood lead level. It must be assumed given the pervasiveness of the use of lead based paint that 94% of the lowest moderate income families living in the Town of Cicero live in housing units containing lead based paint.

Action to be taken: The Town of Cicero has a four-prong attack on the lead hazard problem:

1. A screening program to identify children with high lead levels and get them proper treatment.
2. Continue implementing an education program that provides information on what lead poisoning is, how lead affects children, the importance of screening and methods that individuals may undertake on their own for reducing lead hazards and advising on the effects of good nutrition. The Town of Cicero Department of Housing will design an advertisement, to be published in the Cicero Town News, on the risks of lead poisoning and where testing is available. This advertisement will be distributed throughout the residencies of Town of Cicero, District 99, as well as to the Youth Service Agencies within the Town of Cicero.
3. Before a building containing residential units is sold, it must be brought up to code and all lead hazards abated. The Town of Cicero using both CDBG funds and TIF funds is looking at implementing a program making deferred payment loans, which are to be repaid when the property is sold. If such a program is deemed feasible, it will be implemented in the Third Program Year Action Plan. With the rapidly rising home values in the Town of Cicero, this should result in little or no financial hardship for the homeowner. The Town of Cicero will have first lien on the property. This will return funds to the Town, which it can recycle to assist other homeowners in need.
4. The Town of Cicero will continue to provide CDBG funding necessary to implement a program to identify and abate the sources of lead-based paint. With the implementation of the Lead-Based Paint Hazard Reduction regulation under 24 CFR 35 the Town has included Lead- Based Paint Hazard Reduction activities in all its rehabilitation programs. These activities include paint testing, safe work practices, occupant protection, education and clearance testing before re-occupancy.

## **I. Other Relevant Information Pertaining to the Needs of Special Populations**

### **a. Elderly Needs**

Twenty- nine percent of renter household incomes below 51 percent MFI are elderly households, and 78 percent of those have housing problems. Sixty-seven percent of owner household with incomes below 51 percent MEI are elderly households, and of those 30 percent have housing problems. The majority of owner-occupied homes in the Town do not provide for grade-level entries and require negotiation of stairs to enter, exit and typically to reach bedrooms. Given this factor and the overall age of the housing stock, which translates to homes requiring a large amount of painting and other maintenance, there's a concern about elderly home ownership and rental. Generally, elderly homeowners are believed to be on a fixed income and therefore, do not have the financial means for maintenance and may not have the physical ability for maintenance.

### **b. Disabled Needs**

There are 32 persons with developmental disabilities residing within group homes in the Town and an additional 21 residents with developmental disabilities who receive in-home support. There are currently e persons with developmental disabilities, all of which qualify as low income, on a waiting list for residential services and an identified need of an additional 3 group homes based on an average of three persons per home. It is anticipated the request for residential services for the disabled from Cicero families will increase at the rate of two to three persons per year over the next five years.

### **c. Other Special Needs**

Between 1993 and 1998 there were 62 reported AIDS cases within the Town and there is no housing specifically related to the special needs of this population. In1998, there were two reported HIV cases. There are also six reported cases tuberculosis. The West Town Visiting Nurses provide programs for providing meals and other services to persons with AIDS and terminally ill persons. There are no facilities specifically designed for persons with alcoholism or other drug addictions or mental illness. For persons suffering from HIV and related diseases,

the Illinois Department of Public Health provides funds to six agencies to provide shelter and supportive service to homeless and near-homeless persons. These facilities receive referrals from hospitals, hospices and relatives and provide housing assistance and supportive services for persons with AIDS. The Illinois Department of Alcoholism & Substance Abuse provides loans to substance abusers wishing to start group homes. Loans are interest free. The Illinois Department of Rehabilitative Services provides services to promote independence for disabled persons, including centers for independent living which are community-based, non-residential programs. The Illinois Department of Mental Health & Developmental Disabilities funds community-based residential programs which serve persons with mental illnesses or developmental disabilities. This Department also administers the projects for assistance in transitions from homelessness programs which deliver services to community health centers providing service to homeless, mentally ill individuals, as well as homeless individuals or substance abusers. The Illinois Department on Aging has a housing assistance program "which provides technical assistance to the elderly in locating suitable and adequate affordable housing.

#### **K. Barriers To Affordable Housing - Section 210 (e)**

Anything that adds to the cost or increases the regulations upon housing adds to the expense of purchasing or owning housing. To acquire property whether for rent or for direct occupancy, every person must have a minimum down payment and income sufficient to meet lending institutions loan guidelines. Given the paperwork involved in documenting a loan and obtaining title, the process is generally complex enough to require a purchaser to obtain an attorney to aid in the closing of the loan and the purchase, which only adds to the cost.

Generally a purchaser will require title insurance, a survey, a termite inspection, and in The Town of Cicero, a Town Compliance Certificate in order to purchase and/or sell a property. All these costs can be considered to be subsumed within the purchase price.

Once a property is purchased or rented, insurance, taxes, and utilities must be paid and the housing must be maintained, all of which present some level of a barrier to affording the housing.

The Town of Cicero requires an inspection of the property of all homes, prior to the sale, to determine code compliance. This process is done at a minimal expense to offset the cost of the inspection. The properties not "up to code" are cited with a list of code violations, which must be corrected in order to obtain a Certificate of Compliance. The Town believes that the minimal cost is outweighed by the benefits of providing safe and sanitary housing that meets minimum codes. The Town has adopted the 2003 version of the BOCA Building, Fire Prevention, Mechanical, Plumbing and Property Maintenance Codes, and the National Electric Code.

All code requirements add to the cost of producing and maintaining homes, but costs are outweighed by the benefits of safe, sanitary housing. Building codes are necessary to ensure some standard and average livability. An example of one of these codes, which is deemed to be essential, is the requirement that every dwelling unit have two (2) safe, unobstructed exits, and the requirement of having smoke and carbon monoxide detectors.

Likewise, property taxes add to housing costs. In the Town of Cicero, all property is assessed by the Cook County Assessor's Office and the assessed value of the property is multiplied by the sum of the tax rates for all taxing bodies having authority within the corporate limits of The Town of Cicero, to arrive at the annual tax bill. As property values increase, taxes may increase even if the rates do not change. The Town of Cicero has adopted a program of minimizing its tax rate increase at no more than five (5%) percent over the previous year's rate. Commercial and industrial property is taxed at a higher rate than residential and commerce and industry; in effect subsidizing home ownership.

The Town of Cicero also maintains a Zoning Ordinance dividing The Town into eight districts, five of which permit residential uses. Within the residential districts are provisions between single family and multiple family uses. One of the purposes of a Zoning Ordinance is to protect residential uses from commercial and industrial encroachment and to preserve the sanctity of housing districts. The Town's building permit process is simplified and user friendly, and permits are issued at a minimal cost designed to offset the cost of the regulatory process. The Zoning Ordinance is strictly enforced and attempts to intensify the use of residential property are rarely permitted. However, the application process used is simple and the required hearings are promptly scheduled. The Town has struggled to maintain itself as a desirable place to live and believes that all of its codes are necessary in order to further that desire.

The Town of Cicero Department of Housing also identified impediments to Decent Affordable Housing as a by-product to the analysis of impediments to Fair Housing. While not a requirement of this analysis, The Town of Cicero Department of Housing felt it was important to disclose these identified impediments, and make appropriate recommendations. The impediments to decent affordable housing are:

**Impediments to Decent Affordable Housing identified through this Analysis**

- The demand for housing is high in Cicero, but the amount of decent, affordable housing units is not keeping pace with demand.
- The age of Cicero's current housing stock places a greater burden on upkeep and maintenance, thus raising the price of decent housing, and also adding to financial burden from issuance of tickets/violations.
- The Foreclosure crisis may be forcing families to "double-up" in homes/apartments.
- Illegal Apartments located in the Town, are impediments to safe, affordable housing.
- Cost-Burden in homeownership is rising in the Town of Cicero.
- Local infrastructure (Streets/Alleys/Sewer) is deteriorating, and with high cost-burden, need to be invested in.
- Town policy of requiring licensed/bonded contractors for most work that can be done by a handy homeowner adds to the cost of maintaining a home in Cicero.
- Town building permit requirements are "strict".
- Town Building Department staff lack permit knowledge, policies, procedures, and also lack customer service attitude.

**The Town of Cicero Department of Housing Recommendations**

- The Town needs to perform outreach to educate the public on the safety issues related to illegal apartments.
- The Town needs to strictly enforce zoning and building codes, to ensure illegal apartments are identified and remediated accordingly.
- The Town should expand CDBG Housing Rehabilitation Program to include a program for homeowners to correct violations that they receive from the Town's Building Department.
- The Town should investigate the possibility of offering a reimbursement incentive through the CDBG Housing Rehabilitation Program to offer incentives for homeowners to make improvements to their properties.
- Investigate the possibility of offering an incentive program to install energy efficient appliances/windows, insulation, etc... in properties.
- Continue, or expand the Keep Cicero CLEAN event.



- Increase investments in Town Road and Alley pavement projects, to maintain the safety and livability of our neighborhoods.
- Apply for HOME funds in order to offer Down Payment Assistance for people interested in purchasing affordable homes in the Town of Cicero.
- The Town should explore additional funding sources, or internally subsidize/offer incentives for a developer to build on all "Town-Owned" property zoned for residential purposes, with a clause that these units be made "affordable", and made available to current Town of Cicero Residents to attempt to alleviate the population density.
- The Town of Cicero should invest in a Comprehensive Plan to determine community goals and aspirations in terms of community development. This Comprehensive Plan should dictate public policy in terms of transportation, utilities, land use, recreation, and housing, and be a cooperative process between local government, the private sector, and the general public.
- The Town of Cicero needs to perform a land-use assessment/needs assessment, to determine creative ways to alleviate the overcrowding issue in regards to people-per-unit, illegal basement apartments, parking congestion, traffic congestion, school congestion, etc...
- The Town Board, needs to work with the Building Department to ensure internal policies do not add to the cost burden already facing the residents of Cicero.
- The Town of Cicero Building Commissioner needs to review (if applicable) the policies and procedures with the Building Department Staff, and offer more training in Town of Cicero Building Codes, Permit Requirements, and policies and procedures.
- The Town of Cicero needs to offer "Customer Service Training" for all employees of the Town.

#### **L. Affirmative Action/Fair Housing**

It is the policy of the Town of Cicero to secure to all persons living or desiring to live in the Town an opportunity to purchase, lease or occupy housing and to provide all persons desiring employment in the Town equal employment opportunities and to provide all persons full equal access to all public places of accommodation regardless of race, sex, religion, creed, ancestry, national origin, family status or handicap. The Town of Cicero was a defendant in a lawsuit brought by the Justice Department of the United States of America alleging housing discrimination against Hispanic families. At the time of the filing of this lawsuit, Hispanics represented the single largest ethnic group within the Town and as such it is nonsensical to suggest that the Town has been attempting to deter Hispanics from residing in Cicero. The Town denied any allegations of discrimination. The lawsuit was settled, with the consent decree finding no discriminatory acts on the part of the Town.

A lawsuit was also filed in 1999 by some developers of condominiums located within the Town. These developers filed their lawsuit under the Fair Housing Act, alleging that the Town was discriminating against Hispanics because the Town required the developers to comply with its off-street parking regulations.

The Town has continued to endure an unjust reputation based upon racial unrest which occurred fifty years ago. The Town as a community welcomes diversity and has historically been a welcome place for new immigrants and a microcosm of the national melting pot.

During Program Year 2009, The Town of Cicero Department of Housing conducted an analysis of impediments to Fair Housing Choice.

At the conclusion of this process, the Town of Cicero Department of Housing did identify potential impediments to Fair Housing Choice. The complete Analysis of Impediments to Fair Housing is on file, and available for review at the Town of Cicero Department of Housing. The impediments to Fair Housing Choice, and the suggested recommendations are:

#### **Impediments to Fair Housing identified through this Analysis**

1. Lack of employee training regarding Fair Housing Laws, and discriminatory practices.
2. Lack of Knowledge regarding Fair Housing Laws and Protective Classes.
3. Lack of local government/community service agency participation in community outreach regarding/education regarding to Fair Housing.
4. The Illinois Legislative Latino Caucus Foundation identified language barriers and information asymmetry an impediment to fair housing.

**The Town of Cicero Department of Housing Recommendations**

1. The Town of Cicero Employees should complete Fair Housing Training, to ensure all employees are aware of Fair Housing and Discrimination Laws.
2. The Town of Cicero should sponsor workshops and events on Fair Housing, tailored to both renters, purchasers, landlords, local government, and social service workers.
3. The Town of Cicero should conduct informative seminars with private business, non-profit agencies, and public to affirmatively further Fair Housing.
4. The Town of Cicero should publish information regarding protective classes, and fair housing laws in their monthly Town News Letter.
5. The Town of Cicero needs to ensure that bilingual materials, services, and outreach are available to the community.
6. The Town of Cicero should have a Certified Fair Housing Investigator, this certification can be received from the National Fair Housing Training Academy.

**VIV. Five Year Strategic Plan**

**A. Community Development Needs**

As part of the development of the Consolidated Plan, the Town identified community development needs which directly and indirectly impact housing. Over the next five years, the Town has identified projects requiring \$89,950,000 for infrastructure improvements. Only a limited amount of CDBG funds, \$200,000 maximum per year or \$1,000,000 over 5 years will be used for the above mentioned improvements. The remaining funds necessary to complete these improvements will come from motor fuel tax monies, TIF monies, the Town of Cicero’s general operating fund, and a possible bond issue.

<b>Community Development Needs - 5 Year Infrastructure Improvements</b>	
Abused and Neglected Children Facilities	\$500,000
Acquisition of Real Property	\$ 5,000,000
Asbestos Removal	\$500,000
Childcare Centers	\$1,500,000
Clean-up of Contaminated Sites	\$16,500,000
Clearance and Demolition (Sportsman Park)	\$15,000,000
Disposition	\$250,000
Facilities for AIDS Patients	\$500,000
Fire Stations	\$ 1,500,000
Flood Drain Improvements	\$ 1,500,000
Handicapped Center	\$ 500,000
Health Facilities	\$ 2,000,000
Homeless Facilities	\$1,000,000
Infrastructure Development	\$5,000,000

Land Acquisition	\$ 4,000,000
Neighborhood Facilities	\$\$2,500,000
Parking Facilities	\$ 1,000,000
Parks, Recreational Facilities	\$ 3,000,000
Public Facilities and Improvements	\$5,000,000
Removal of Architectural Barriers	\$500,000
Senior Center	\$ 1,000,000
Sidewalks	\$ 1,000,000
Solid Waste Disposal Improvements	\$ 7,300,000
Street Improvements	\$ 1,300,000
SWIMMING POOL	\$5,000,000
Tree Planting	\$500,000
Water/Sewer Improvements	\$ 4,600,000
Youth Center	\$ 2,000,000
<b>TOTAL</b>	<b>\$84,950,000</b>

The Town has also made a commitment to the redevelopment of its commercial and industrial areas. Historically, the Town of Cicero has been a blue collar and industrial community and at one time was the largest exporter of heavy industrial goods in the State of Illinois outside the City of Chicago. During the 1980's, many of the Town's largest industrial plants including the Western Electric Hawthorne Works ceased operations. At one time, the Hawthorne Works, which was a division of AT&T and manufactured cable and other telecommunications equipment, employed in excess of 40,000 people. That plant completely closed in 1986, leaving the Town with 147 acres of vacant industrial buildings. In 1985, in response to the loss of industry, the Town began to develop and implement strategies for economic redevelopment which included the adoption of a Tax Increment Financing District. Through tax increment financing, the Town had completely redeveloped the former Hawthorne Works site into a combined commercial and industrial center. The first phases of this project are complete and include an industrial/distribution center and a shopping mall anchored by K-Mart and Dominick's. The second phase of this redevelopment has begun with the opening of a Sam's Club, a Home Depot and Target Store. The Town continues to identify sites which are appropriate for redevelopment and offers incentives to businesses and industries which desire to relocate to the Town or expand current operations and increase the employment opportunities available within the Town. The Town of Cicero has purchased the Chicago Motor Speedway and is now working on plans to redevelop this site. The Town desires to continue its efforts to develop and redevelop both commercial and industrial areas within its corporate limits.

Although the Town is a suburb, with its location directly adjacent to the west side of Chicago, it experiences the same problems as other urban communities, such as crime.

As part of its crime prevention/safety promotion program and infrastructure improvements, the Town has developed cul-de-sacs to close off streets to through traffic and thereby prevent unwanted traffic in residential areas and making access and exit more difficult and deterrent to potential crime. Further crime prevention activities are needed to maintain safe neighborhoods, safe housing, safe transportation, and in particular, safety for the elderly. Early intervention programs are in coordination with services provided by schools, churches and agencies are needed to support and encourage family values and to combat gangs and drug abuse..

In an effort to to discourage and eliminate delinquency as delinquency overlaps and reflects community concerns about crime, joblessness, lack of childcare and gang activities, the Town has constructed two new parks and a large, indoor youth facility.

The Youth Commission is charged with the responsibility of educating children regarding the dangers of drug abuse and gang affiliation and devising programs activities as alternatives to gang memberships. The Youth Commission has sponsored various family oriented activities, such as family-fests as well as Halloween, Christmas and Easter functions. Through the Youth Commission, the Town has also implemented an Adopt-a-Block Program, where organizations or individuals may "adopt a block" and assume the responsibility for keeping their block clean and reporting illegal activities. In furtherance of this program, the Town also has a community watch program which involves citizens in the crime detection and prevention system. These types of programs need to be monitored for their success and new programs developed to continue to meet the community's needs.

In its continuing efforts to eradicate gang activity within its borders, the Town has filed lawsuits against some of the more prevalent criminal street gangs within its borders. This action is similar to that taken by San Diego, California which proved successful for that city.

**B. Goals and Objectives - Section 215 (a)**

- Provide safe sanitary and affordable housing for all residents.
- Reduce lead poisoning.
- Provide services to persons that are developmentally disabled, mentally ill, victims of domestic violence, and victims of sexual abuse.
- Provide a suitable living environment through neighborhood improvements, neighborhood safety enhancement and housing accessibility.
- Continue to provide suitable living environments, decent housing, and economic opportunities through General Planning and Program Administration.

**C. Resources Inventory Of Agencies And Services**

**Illinois Department of Commerce and Economic Opportunity**

This department uses Federal Funds for low income home owners and renters to save heating costs by weatherizing their homes, provides for an emergency shelter grant program and administers the Community Development Assistants Program who's primary objective is to help fund the housing rehabilitation to provide decent safe and:-sanitary housing for low to moderate income persons.

**Illinois Department of Public Aid**

Provides emergency food and shelter along with counseling with utility payments are in security deposits and provides excess to medical care to the unemployed and insured. Also contracts for providing services to the victims of domestic violence.

**Illinois Department on Aging**

Offers programs for the elderly which include technical assistance for locating suitable adequate and affordable housing and supportive services such as homemakers chore/housekeeping services and adult daycare.

**Illinois Department of Rehabilitative Services**

This department provides housing assistance to the disabled for the establishment of a clearinghouse which matches the needs of the individual with available housing. The department also provides for in-home care of individuals who would otherwise be institutionalized by providing personal assistance, homemakers and other services such as day care, home remodeling and assistive equipment.

**Illinois Planning Council and Developmental Disabilities**

Provides care, treatment and other services necessary for developmentally disabled persons to lead normal lives.

**Illinois Department of Children and Family Services**

Provides a variety of services including investigation of reports of suspected child abuse and neglect, family counseling, provides foster homes, group homes and institutions.

**Illinois Department of Public Health**

Funds agencies to provide shelter and supportive services to homeless and near homeless persons with AIDS.

**Department of Alcohol and Substance Abuse**

Provides grants and loans to fund expenses toward drug free group homes and provides programs to reduce the instance and prevalence of alcohol and drug abuse.

**Illinois Housing Development Authority**

Finances through low interest loans the development of housing reserved in whole or in part for low-income households. It offers low interest loans to qualified home buyers.

**Cook County WIC**

Provides infant formula, milk, cheese, juice, and cereals for the children of dependent women.

**Cook County Health Department**

Provides lead detection and abatement programs to reduce the incidence of lead poisoning.

**Cook County Community Development Department**

Administers the HOME programs for communities which are not directly eligible for HOME funds. The Town of Cicero is currently preparing an application to be submitted to Cook County for purpose of using HOME funds to construct 17 new, single family homes on non-standard lots owned by the Town.

**Town of Cicero Housing Authority**

Administers existing Section 8 Subsidies Housing Program.

**Cicero Youth Commission**

Provides gang intervention, gang awareness' and drug abuse education and recreational activities.

**708 Community Mental Health Board**

Provides funding for agencies providing wide range of services for mentally ill persons including education training and family support.

**Department of Housing**

Administers the caulk and paint program, home equity, loans, neighborhood redevelopment, emergency repairs, handyman and economic development programs.

**Code Enforcement Department**

Enforces minimum codes and combats blight and urban decay. Makes referrals to appropriate programs for eligible persons and properties and files housing violation complaints.

**General Assistance**

Provides income maintenance welfare program for reduction of poverty and distributes food on a monthly basis.

**Financial Institutions**

Banks, savings and loans and mortgage companies provide financing for housing rehabilitation. Pursuant to the mandates of the Community Reinvestment Act to lend in a geographic market and to promote affordable housing.

**Solutions for Care (formerly the Berwyn/Cicero Council on Aging)**

Provides elderly with services which will enable them to successfully sustain themselves within the community. These services include recreational and educational activities, casework, investigation of elderly abuse, hot lunch programs, transportation, homemakers, employment information, legal assistance, tax assistance, Medicare, food stamps, and medical referrals.

**Children's Center of Cicero/Berwyn**

Provides educational and recreational day care, head start programs, after school programs, parent support groups, the work shops and hot lunches.

**Family Service and Mental Health Center of Cicero and Pillars the Fillmore Center for Human Services**

Mental health services for at risk children in the households. Training for effective parenting and specialized services to persons with mental health problems.

**Youth Crossroads, Inc (formerly Youth In Crisis)**

Provides crisis intervention. counseling foster homes and services for runaways.

**Salvation Army**

Provides emergency shelters, food pantries, counseling and after school programs.

**Catholic Charities**

This agency provides services for clients seeking assistance, mostly basic daily human-life needs. All persons who call or walk in are screened to assess their needs, determine which resources they already use or are eligible for (this might be local, state or federal entitlements), and are then referred to the most appropriate source.

**D. Statement Of Objectives And Projected Priority Housing Needs - Section 215(b)**

**D1. Provide Assistance to Low and Very Low Income (0-80% MFI) Homeowners**

**D1a. Analysis (Used 2000 Chas data)**

2000 census figures found that there are 5,187 total renters with income below 50% of the MFI, and 3,232 owners below 50% of the MFI for a total of 8,419 household members below 50% MFI. Eighty-six percent of these household are experiencing housing problems or 7,240. Of those 60% or 5,051 are paying more than 50% of their income to housing. Within these categories disposable income is applied first to make a necessary monthly payment of mortgage principal and interest, taxes and insurance and little or no funds remain available for routine maintenance or rehabilitation or major repairs. With the general age of the housing stock major improvements such as roof replacement, heating plan, window or siding replacement outside of their financial abilities. Routine minor repairs which are delayed lead to more costly and extensive future repairs and a decline in the standard of living and the standard of housing. Under these circumstances "one bad apple" can spoil a whole block or a neighborhood.

Persons who reside in properties adjoining homes which are not maintained have a disincentive to make investments in their own property and as such one (1) declining home can have an exponential negative impact on an entire neighborhood.

**D1b. Investment Plan**

In analyzing the difficulties faced by low-income homeowners, the Town determined that the most appropriate response was to provide direct aid for the rehabilitation of homes. The Town developed a Code Enforcement Program to identify, through inspections, and address sub-standard housing. The Town has further developed a Home equity Improvement Loan Program for low to moderate income owner occupants of single family residential properties which makes loans up to \$20,000.00 at 3% interest per annum over a ten year term available for rehabilitation. The Town through its caulk and paint program will reimburse low to moderate income property owners for the costs of painting and caulking necessary to make home exteriors weather tight up to a maximum of \$300.00 per home. The Town's handyman program provides for small minor household repairs at no labor costs, gives advice and referrals to low to moderate-income households. The Town's Emergency Repair Program makes grants of up to \$10,000.00 to correct code violations of a life threatening nature or which constitute a danger to health or safety. The Town expects to assist 50 owner occupied households per year over the next five years with grants for a combination of these programs.

If in the course of any of these programs, non-housing social needs are identified referrals are made to the Cicero Health Department or other appropriate agencies to address the identified

needs. The Town also operates a 50/50 sidewalk replacement program whereby homeowners need to match only 50% of the cost of replacing defective or deteriorating sidewalks. The Town expects to assist 50 owner occupied households per year over the next five years with grants for a combination of these programs.

## **D2. Provide Assistance for Low to Moderate Income Home Buyers**

### **D2a. Analysis**

The Town desires to reduce the number of renter households and encourage the realization of the American dream of home ownership. Based upon the 2000 census figures 44.8% of all housing units are rental units. By increasing owner occupancy, persons will be encouraged to take more pride in their homes and have a stake in the maintenance of their properties. Although Cicero prices are attractive as entry-level homes, prices are still beyond the reach of those in the lower income categories.

### **D2b. Investment Plan**

The Town has recognized a need for rehabilitation of existing HUD owned properties. Due to a problem that HUD had with its property/managers in the past, a glut of HUD homes appeared in the Town and the homes were in utter disrepair. Through the office of the Town Attorney a determination was made regarding which homes required immediate demolition and such homes were demolished under the Town's statutory quick demolition powers. The Town, through the office of the Town Attorney, vigorously pursued a potential bulk purchase of HUD properties with a goal of rehabbing such properties and making them available at a reduced rate to first time homebuyers and to Town Police and Firefighters. The Town is currently under contract for three HUD homes and plans to implement this program in 2000-2001. The Town also plans to continue to purchase and rehab HUD properties at the one- collar rate which was recently announced by HUD under its new Good Neighbor Program. The Town believes that this program will eventually make up to 10 homes per year available.

## **D3. Provide Assistance to Elderly Homeowners and Renters -Section 215 (D)**

### **D3a. Analysis**

The 1990 census figures found 1,858 elderly renter households of which 55% experienced housing problems. The same census found 4,168 elderly owner households of which 14.8% experienced housing problems. A significant change took place in the 2000 census. The number of elderly renter households dropped to only 1,138 of which 56% experienced housing problems. The number of elderly owner households also dropped to 2,742, however 31% of these households experienced housing problems. Due to the design, age, size, high maintenance and accessibility concerns, the overwhelming majority of housing available to the elderly is not suitable to the needs of the elderly persons. Elderly households with the financial ability to maintain home ownership do not need the space offered by the typical bungalow and excess space requires greater housekeeping and other maintenance. Fixed-income households which own have financial difficulty in continuing to pay utilities, taxes and maintenance -along with basic sustenance expenses. The majority of the rental units available are of the walk-up variety and may not be strategically located to provide transportation or easy access to shopping, banking and medical care.

### **D3b. Investment Plan**

The Town offers counseling and referrals to the elderly regarding the availability of housing within the Town. This is a multi-year project -and the initial years of the plan will involve planning, acquisition and construction. On average over the next five years, it is expected that this program will assist 75 households. Recently, the Town has established a new position of "Director of Senior Services". This position was created in response to the large number of seniors residing within Cicero. The Director of Senior services will deal directly with seniors and assist them with any concerns or problems they may have including those related to housing. This department will

also help establish programs for seniors, including a free bus service to assist them with travel.

In providing services to seniors, the Town will work with the Solutions for Care (formerly the Berwyn/Cicero Council on Aging) and similar agencies which are best equipped to provide senior citizen services.

#### **D4. Provide Housing Assistance for Special Needs Population**

##### **D4a Analysis**

Although the 2000 census figures do not provide specific data on the numbers of residents with special housing needs, from information gathered from social service agencies, the supply of housing to the special needs population does not meet demand. Each of the agencies that serves special needs clientele is constantly seeking funding from all available sources to keep their programs afloat. Likewise there is not enough funding available in the Town to fully fund every agency's request.

##### **D4b.**

##### **Investment Plan**

In examining the needs of the special needs population the Town determined that the most appropriate response is to provide direct financial assistance to agencies providing housing or other services. The agencies specifically involved with these groups have the greatest expertise in their areas and the Town will defer to their knowledge and leadership.

#### **E. Priority Homeless Needs - Section 215 (c) & (d)**

The Town is a part of a network of agencies throughout the metropolitan area involved in the day-to-day process of offering service to the homeless. The Town's primary role to promote the local economy so that homelessness maybe prevented and to maximize the economic opportunities available to those presently homeless. The Town's emergency shelter program is not a cure but serves only as a Band-Aid for the problem. Sara-h's Inn provides transitional housing for victims of domestic violence in a facility located in Oak Park. Seguin Services provides housing for the developmentally disabled through five group homes located in Town and through other homes located in the area. Meal and food pantry programs are offered through the Berwyn/Cicero Council on Aging, Salvation Army, General Assistance the Neighborhood Center and a coalition of local churches.

The Town operates a four-unit emergency shelter which is provided mainly for emergency housing and not as a shelter for the perpetually homeless.

#### **F. Anti-Poverty Strategy - Section 215 (h)**

Poverty is a circular problem with no beginning or end. Many social problems, such as lack of education, housing, unemployment, under-employment, low-income, age, health and immigration status, feed into this circle. In order to break this cycle, the Town subscribes to the theory that "a rising tide raises all ships." In other words, the Town can have a direct impact on its local economy, and if the local economy improves, job and economic opportunities will also improve. With more employment opportunities added to the Town's affordable housing, the outcome should be an improved standard of living. There is a wide range of service programs available to provide assistance to poverty-level persons which are geared at improving the lives of those persons; however, government alone is not the answer to this problem. Local schools, county and state government, local government and social service agencies must work in a coordinated effort to reduce the number of people living in poverty.

The main entities involved in the effort to reduce poverty are the Town of Cicero through its Special Projects Department, the Community Planning and Economic Development Department through its grant programs, and the Cicero Chamber of Commerce. Working in coordination, these three entities are in the planning stages of many new and large development projects (e.g. reuse of Sportsman Park which the Town now owns) which will create many new jobs and act as permanent solution to many of the Town's residents poverty situation.



Other groups providing financial assistance include the Town's General Assistance Program, the Cicero Housing Authority, the Illinois Department of Public Aid, and the Cook County Department of Public Aid. Although not a permanent solution to poverty, subsidies provided by these groups do assist financial burdens, at least in the short run. The Town of Cicero's anti-poverty programs are coordinated through a number of departments. General Assistance provides an income maintenance welfare program and food distribution. Some of the criteria to be included in participation in this program are involvement in education or vocational training, work fair and participation in a job search. The Cicero Health Department provides free immunizations to children which should insure that they have a healthier start in life, lead screening to prevent lead poisoning, health screening and dental exams. The Community and Economic Development Department offers programs for the establishment, maintenance and expansion of businesses, tied to job creation. That department, along with the Special Project and administrative staff of the Town, works to promote the Town's Tax-Increment Financing District<sup>1</sup> and the Enterprise Zone to offer incentives and a public/private partnership in development of new commerce and industry. As a part of any public-participation in attracting any new businesses, incentives are tied to job creation and the developers and tenants of new commercial establishments are required to conduct employment searches and hold job fairs for temporary and permanent jobs!-on site or within the Town. Through the Town's capital development program (e.g. street improvements, roadway lighting, park development, etc.) , contractors working on public works projects are encouraged to use Cicero residents as a first source for available job opportunities.

#### **G. Institutional Structure - Section 215 (i)**

The Town has in place a network of agencies, programs and resources to meet the needs of our residents. Any unmet needs will be reviewed and the programs reassessed and addressed on an ongoing basis from year to year.

##### **Social Service Needs**

Within the Town of Cicero social service needs are addressed by Town Departments such as the Community Mental Health Board, the Health Department, the Cicero Housing Authority, the President's Office for People with Disabilities, and the Cicero Youth Commission.

Other governmental bodies such as the Clyde Park District, the Hawthorne Park District, and the West Suburban Special Recreation Association also contribute.

Cicero also has a wide variety of not-for-profit, social service agencies providing a wide-range of services: Solutions for Care, Children's Center of Cicero-Berwyn, Sarah's Inn, Salvation Army, the Catholic Charities, Boy's Club, Family Service and Mental Health Center of Cicero, Seguin Services, Seguin Retarded Citizens Association, Mujeres Latinas en Accion, and Pillars Community Services.

##### **Housing Needs**

Housing needs are addressed by the following governmental and social service agencies: the Cicero Health Department (Emergency Shelter Program), the Cicero Housing Authority, Illinois Housing Authority, Illinois Department of Public Aid, the Catholic Charities, Sarah's Inn, Seguin Services, and Seguin Retarded Association.

#### **H. Reduction Of Barriers To Affordable Housing - Section 215**

While strict enforcement of building codes can add to the cost of housing that cost is outweighed by the benefits enjoyed in a higher quality of housing stock. In addition with the home improvements programs available from the Town such as Emergency Repair Program and the Home Repair Program, costs can be reduced.

#### **I. Coordination - Section 215 (j)**

Utilizing the lines of communication established in the development of this Plan, and through the use of CDBG grant funds and Town funds (e.g. 708 Community Mental Health funds) , the Town hopes to coordinate its efforts, along with the efforts of other agencies, to provide for a comprehensive network of services. CDBG funds are available to qualifying social service agencies as sub-grantees and the consolidated plan has offered a communication vehicle to seek an exchange of ideas and input regarding the Town's housing needs and meeting those needs. Where appropriate and when consistent with the Town's goals, the Town will support applications of other agencies for funding of services and programs. This plan is a starting point, and a tool, in the effort to provide comprehensive services. Further refinement and improvements are necessary and hopefully will come through continued communications and coordination. The Town will continue its efforts to promote economic opportunity and hopefully ultimately reduce the number of households below the poverty level.

#### **J. Geographic Distribution - Section 220 (d)**

The Town of Cicero does not specifically target any particular area for CDBG assistance. As seen from the Town of Cicero's Census Tract Data, all but one (1) census tract have low/mod concentrations greater than 50%. Using this information, The Town of Cicero has adopted the policy to offer CDBG assistance "Town Wide". If demographics change within the boundaries of Town of Cicero, the local government will revisit this policy and amend as needed, to ensure those who need assistance most will benefit from the programs offered.

#### **K. Priority Non-Housing Community Development Needs - Section 215 (e)**

To improve the quality of life in Town, areas other than housing needs need to be considered. Many of these areas overlap or interplay with housing needs.

Related to the need to provide good affordable housing is the need to provide safe roadways. As part of this program, the Laramie Avenue bridge, one of three arterial connections between the northern and southern portions of the community has been totally reconstructed. As part of the annual program, the Town also is engaged in alley improvements, and streetlight and traffic signalization modernization.

**L. Other Special Needs Population**

There are numerous agencies located in or serving the Town of Cicero and each of these social service agencies were contacted during the development of the Consolidated Plan. The following represents their best estimates of the need for supportive housing for their particular clientèle over the next 5 years.

<b>OTHER SPECIAL NEEDS POPULATION</b>	
Sub-Population	# of Persons
Elderly	150
Frail Elderly	300
Seriously Mentally Ill	150
Developmentally Disabled Persons	50
Physically Disabled	500
Alcohol and/or Drug Addiction	200
Persons with Aids/HIV	150
Other - Contagious Diseases	100
Total	1,600

**M. Monitoring**

The Town of Cicero’s Department of Housing is the designated lead agency responsible for administering the Community Development Block Grant Program (CDBG) funded by the U.S. Department of Housing and Urban Development (HUD). With its CDBG entitlement grant, the CDBG funds a number of “Subrecipients”, particularly agencies that administer public service projects serving Cicero’s low-moderate income population. All these agencies receiving CDBG funds are required to sign an agreement detailing all pertinent regulations, certifications, project descriptions, and performance requirements.

Subrecipients of CDBG funds are required to adhere to the same rules and regulations HUD imposes on entitlement grantees. One way to ensure Subrecipients are in compliance with HUD rules and regulations is through monitoring. All of the Town of Cicero’s Department of Housing CDBG Subrecipients are monitored regularly during the program year with a minimum of two on site visits. Verbal correspondence and mail correspondence between the Subrecipient and the grantee is on going and plays a valuable role in ensuring compliance.

The monitoring visits performed by The Town of Cicero’s Department of Housing address the five following components:

**i. Compliance with Eligible Activities and National Objectives:**

- The Town of Cicero’s Department of Housing verifies that the Subrecipient has documentation showing that the funded activity is HUD eligible and meets one of the prescribed national objectives.

**ii. Progress against Production Goal as stated in the Written Agreement:**

- The Town of Cicero’s Department of Housing reviews the Subrecipients production goals to determine if they are achieved and on time.

- If the production goals were not met, The Town of Cicero's Department of Housing determines whether the Subrecipient took all reasonable actions and steps to try to meet their production goals on time.
- The Town of Cicero's Department of Housing determines whether or not the Subrecipient has the capacity to meet production goals.

### **iii. Compliance with CDBG Program Rules and Administrative Requirements:**

- The Town of Cicero's Department of Housing determines if the Subrecipient selected households/individuals who were income eligible and if income was verified correctly.
- The Town of Cicero's Department of Housing determines if requirements for conflict of interest and religious organizations are being met.

### **iv. Timely use of Funds**

- The Town of Cicero's Department of Housing determines if the Subrecipient uses funds in a timely manner, and if there is program income, The Town of Cicero's Department of Housing verifies whether it was used before additional funds were requested.
- If the Subrecipient has program income, The Town of Cicero's Department of Housing determines if the Subrecipient is tracking its receipt and if the funds were expended before requesting CDBG funds from The Town of Cicero's Department of Housing.

### **v. Prevention of Fraud and Abuse of Funds**

- The Town of Cicero's Department of Housing determines if the Subrecipient's financial management system prevents fraud and mismanagement of funds.

The monitoring visit also includes a review of all financial records associated with the CDBG grant, income/racial verification procedures, visual audits of items purchased, inventory schedules, salary documentation, labor standards, EEO compliance, fair housing literature, procurement, etc.

The Department also conducts site inspections during and after the construction of infrastructure projects, and the rehabilitation and/or lead abatement of residential units. The inspections are carried out to ensure that high quality construction work is performed and completed on time. The Department also performs follow-up audits after it receives Single Audit Reports from Subrecipients. Reports are generated which identify project status, findings, corrective actions, and unused funds. The Department also has a delegated "Project Monitor" to monitor all Public Facility projects to ensure compliance with all Federal Regulations, including the Davis Bacon Act. The Department also requires a quarterly written status report from all Subrecipients, to assess the overall performance of each program and activity.

Overall, the goals of The Town of Cicero's Department of Housing monitoring policy is to ensure that HUD rules and regulations in respect to the CDBG program are being met and that Subrecipients are fulfilling their pledge to achieve the goals in their respective agreements with the Town of Cicero. The Town of Cicero's Department of Housing also uses the monitoring process as a way to determine whether or not the goals stated in the one-year Action Plan and five-year Consolidated Plan are being met.

## **N. Homelessness and the Continuum of Care**

Cicero is part of the Continuum of Care process and supports the Continuum-wide planning and coordination of resources, programs, shelter, housing, and services for homeless persons in suburban Cook County. Cicero

participates in the Alliance to End Homelessness in Suburban Cook County through the local West Suburban Coalition to End Homelessness, and supports the four objectives of the Alliance's strategy on Homelessness which are:

- 1) *expanding homelessness prevention efforts;*
- 2) *supporting existing emergency and transitional housing programs;*
- 3) *creating new permanent supportive housing; and*
- 4) *increasing county-wide planning and coordination of homelessness programs and services.*

**O. Anti-Poverty Strategy**

The Town's strategy to eliminate poverty is to assist persons and households to obtain and keep employment. Through its general assistance program the Town provides income maintenance and food distribution tied to participation in vocational training and job searches. Through its economic development function the Town tends to create new employment and encourage businesses to use Cicero residence as a first source for its labor needs.

**P. Priority Needs Summary - Table 2A (1)**

Table 2A (1) Priority Needs Summary Table					
Priority Housing Needs		Priority Need Level, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	M	1,085	10
		31-50%	L	1,234	5
		51-80%	L	1,360	5
Large Related		0-30%	H	715	90
		31-50%	M	645	30
		51-80%	L	735	10
Elderly		0-30%	H	573	60
		31-50%	M	230	25
		51-80%	L	130	5
All Other		0-30%	M	400	20
		31-50%	L	305	5
		51-80%	L	435	5
Owner		0-30%	H	1,161	125
		31-50%	H	2,071	75
		51-80%	M	3,582	50
Total Goals - Special Populations		0-80%	M	14,661	520

Source: SOCDS CHAS Data: Housing Problems Output for All Households - 2000

Note: Needs came from CHAS data. Goals were based upon 250 rehab of owner units at 50 per year and 260 Section 8 including outside sources such as Oak Park . Four emergency shelters. 520 total units.

**Town of Cicero, Illinois**  
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**Q. Special Needs of the Non-Homeless - Table 2A (2)**

<b>Table 2A (2) Special Needs of the Non-Homeless</b>				
<b>Sub Populations</b>	<b># of Persons</b>	<b>Priority Need High, Medium, Low, No Such Need</b>	<b>Estimated Priority Units</b>	<b>Estimated Dollars to Address</b>
Elderly	150	M	75	\$250,000
Frail Elderly	300	H	200	\$400,000
Severe Mental Illness	150	H	100	\$500,000
Developmentally Disabled	50	M	25	\$350,000
Physically Disabled	500	M	250	\$250,000
Persons w/Alcohol/Other Drug Addictions	200	M	100	\$300,000
Persons w/HIV/AIDS	150	M	75	\$300,000
Other - Tuberculosis	100	M	50	\$150,000
Total	1,600		875	\$2,500,000

Note: For 5 year period there will be approximately \$500,000/year or \$2,500,000 for 5 years available for this table of non-housing need.

**X. One Year Action Plan**

**Executive Summary**

The Town of Cicero Department of Housing prepares the Annual Action Plan to describe the activities, which will be undertaken in the upcoming year toward meeting the goals, and objectives, which were identified in the 2010-2014 Consolidated Plan. This First Year Action Plan will begin October 1<sup>st</sup> 2010 and End September 30<sup>th</sup> 2011, and represents the initial Action Plan from the 2010-2014 Consolidated Plan.

The Action Plan satisfies the application requirements for the Community Development Block Grant (CDBG) formula program offered through the Department of Housing and Urban Development. The Town of Cicero, as an entitlement grantee for the CDBG program has the responsibility of coordinating and developing the Action Plan to remain eligible for this program.

This is the First Annual Action Plan of this 5-Year Consolidated Plan Period. The following priorities, objectives, and proposed accomplishments were identified for the upcoming year to meet or exceed each of the priorities identified in the Consolidated Plan:

**Priority:** Expand the Supply of Safe, Decent, and Affordable Housing.

**Objective:** Improve the Quality of Housing Stock through Rehabilitation and Repair.

**Proposed Accomplishments:** Over the Course of this Action Plan Year, it is anticipated that 50 homes will be rehabilitated or repaired. This will result in safer living conditions and increased property values.

**Priority:** Provide Safe Housing Free from Lead Hazards.

**Objective:** Identify Children with High Lead Levels, Implement an Educational Program that Provides Information on Lead Poisoning, and Identify and Abate Sources of Lead-Based Paint in Residential Units.

**Proposed Accomplishments:**

- Testing and promote the screening of all children 6 months to 6 years for blood lead levels as required by law as a condition of admittance to preschool, day care centers, nursery schools, kindergarten, and other child care facilities.
- Provide educational materials to families within the Town of Cicero regarding the hazards of lead poisoning.
- To complete 10 rehabilitation projects that involve lead hazard reduction.

**Priority:** Improve Service to Non-Homeless Cicero Residents who are Low-to-Moderate Income and/or have Special Needs.

**Objective:** Make Social Services available for Persons in Need who have Low-to-Moderate Incomes.

**Proposed Accomplishments:** Develop a diverse network of needed services toward enhancing the health, safety, and overall well-being of individuals and persons with special needs, through the provisions for creating and expanding quality public and private human service programs.

**Priority:** Strengthen the Community's Living Environment by Making Improvements to Public Facilities.

**Objective:** Make Funding Available for Infrastructure Improvements.

**Proposed Accomplishments:** Over the course of this Consolidated Plan, it is anticipated that \$1 million will be spent on infrastructure improvements such as street and gutter repairs, alley re-paving, and rehabilitation of public facilities.

The Town's entitlement grant for PY 2010 is \$1,576,751.00. Additionally, the Town is estimated to receive \$100,000.00 in program income. The total, \$1,676,000.00 will be spent in the following categories:

✓ Program Administration	<u>\$ 335,350.00</u>
✓ Housing Repair Program	<u>\$ 600,000.00</u>
✓ Lead Hazard Reduction Program	<u>\$ 75,000.00</u>
✓ Public Services	<u>\$ 251,000.00</u>

✓ **Public Facilities** **\$ 415,401.00**

**Program Year 2010 Annual Action Plan**

Each year, the Town of Cicero must submit a one year action plan that details the proposed projects and services it will fund with it's CDBG funding allocation. The Town's entitlement grant for PY 2010 is **\$1,576,751.00**. Additionally, the Town is estimated to receive **\$100,000.00** in program income. The total, **\$1,676,751.00** will be spent in the following categories:

**Project ID 2010-0001 Program Administration.....\$335,350.00**

This activity will provide general management, oversight, and coordination of the CDBG programs. This activity will fund Administrative salaries, as well as any administrative costs incurred with the management of the office.

**Project ID 2010-0002 Housing Repair Program.....\$ 600,000.00**

This program will provide home repair assistance and emergency repair assistance to low and moderate income homeowners who are experiencing conditions in and around their home that pose a threat to the health, safety, and welfare of the household occupants. This activity is eligible under 24CFR section 570.202(a) and will benefit low and moderate-income persons qualified under 570.208(a)(2)(i)(A).

**Project ID 2010-0003 Lead Hazard Reduction Program.....\$ 75,000.00**

The Town of Cicero will continue to provide CDBG funding necessary to implement a program to identify and abate the sources of lead-based paint. The Home Repair Program is designed to assist homeowners who do not qualify for the Emergency Assistance Program. With the implementation of the Lead-Based Paint Hazard Reduction regulation under 24 CFR 35 the Town has included Lead- Based Paint Hazard Reduction activities in all its rehabilitation programs. These activities include paint testing, safe work practices, occupant protection, education and clearance testing before re-occupancy. The Town of Cicero Department of Housing will continue to distribute an informative brochure on the dangers of lead poisoning in the home. This brochure will be distributed to school district 99, as well as Social Service Agencies located in the Town. The purpose of the brochure is to make Cicero residents aware of the dangers of Lead Poisoning, and information on blood testing, abatement, and control.

**Public Services.....\$ 251,000.00**

The Town of Cicero Department of Housing will continue to provide CDBG funding necessary for local Public Services to implement their programs. All programs funded with CDBG money will benefit low to moderate income Cicero residents, or presumed low-mod beneficiaries. The services will range from youth programs, to handicapped services, to homeless prevention.

<b><u>Public Service</u></b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2010-0004	The Boys Club	After-school Program(s)	3	SL-3	Tow n-Wide	\$23,000.00
2010-0005	Children's Center	Day Care Services	3	SL-3	Tow n-Wide	\$21,000.00
2010-0006	Youth Commission	After-school Program	3	SL-3	Tow n-Wide	\$70,000.00
2010-0007	Family Services	Mental Health Services	3	SL-3	Tow n-Wide	\$57,000.00
2010-0008	Cicero Housing Authority	Staff Salary	3	SL-3	Tow n-Wide	\$25,000.00
2010-0009	CEDA	Housing Counseling	3	SL-3	Tow n-Wide	\$20,000.00
2010-0010	Spanish Coalition	Housing Counseling	3	SL-3	Tow n-Wide	\$10,000.00
2010-0011	South Cicero Baseball	Little League Baseball	3	SL-3	Tow n-Wide	\$25,000.00
					<b>Total</b>	<b>\$251,000.00</b>

**Public Facilities.....\$ 415,401.00**

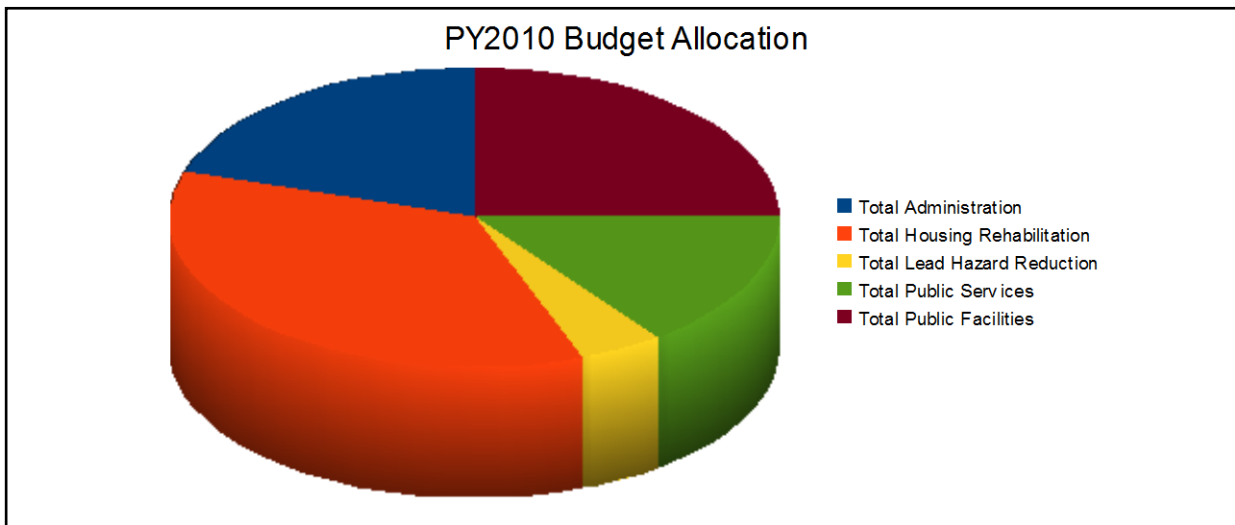
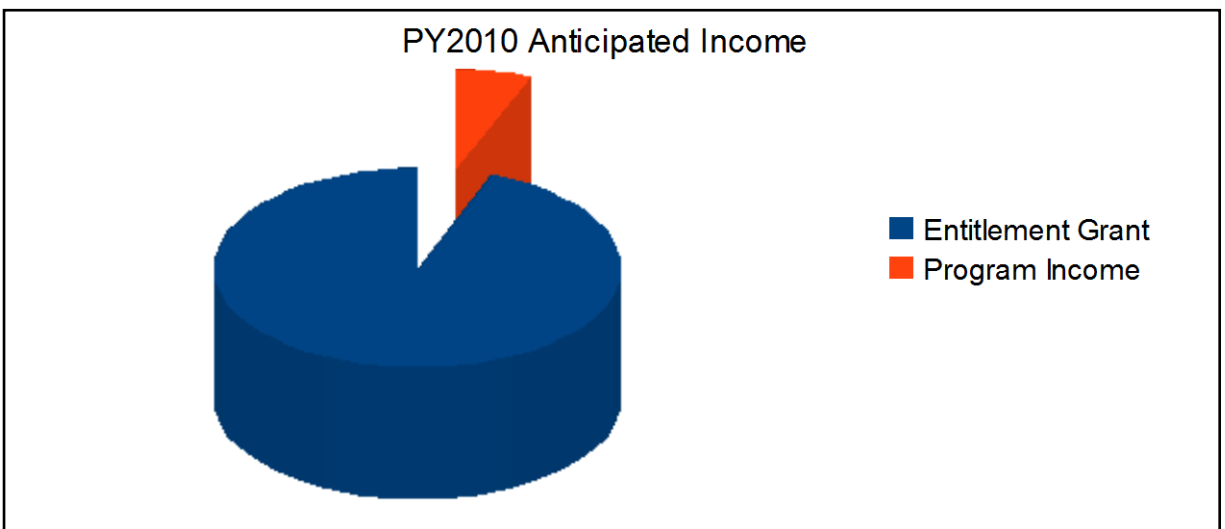


**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

This year, The Town of Cicero Department of Housing will provide CDBG funds to repair, renovate, and upgrade certain public facilities. These repairs, renovations, and upgrades, will serve a low-mod area benefit and limited clientele.

<b>Public Facilities</b>						
Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2010-0012	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$395,401.00
2010-0013	Town of Cicero	Garage Demolitions	4	SL-3	Town-Wide	\$20,000.00
						\$0.00
						\$0.00
					<b>Total</b>	<b>\$415,401.00</b>

**Resources**



**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

<b>Federal Resources</b>	
Source	Amount
Community Development Block Grant Funds	\$1,576,751.00
Program Income	\$100,000.00
Section 8	\$1,044,795.00
FEMA Grant	\$831,652.00
USEPA Grant	\$350,000.00
U.S. Department of Justice	\$2,027,340.00
HOME Grant from Cook County	\$4,000,000.00
NSP Funds (Program Income)	\$600,000.00
HPRP Funds	\$581,065.00
Energy Efficiency Funds	\$727,300.00
<b>Total</b>	<b>\$11,838,903.00</b>

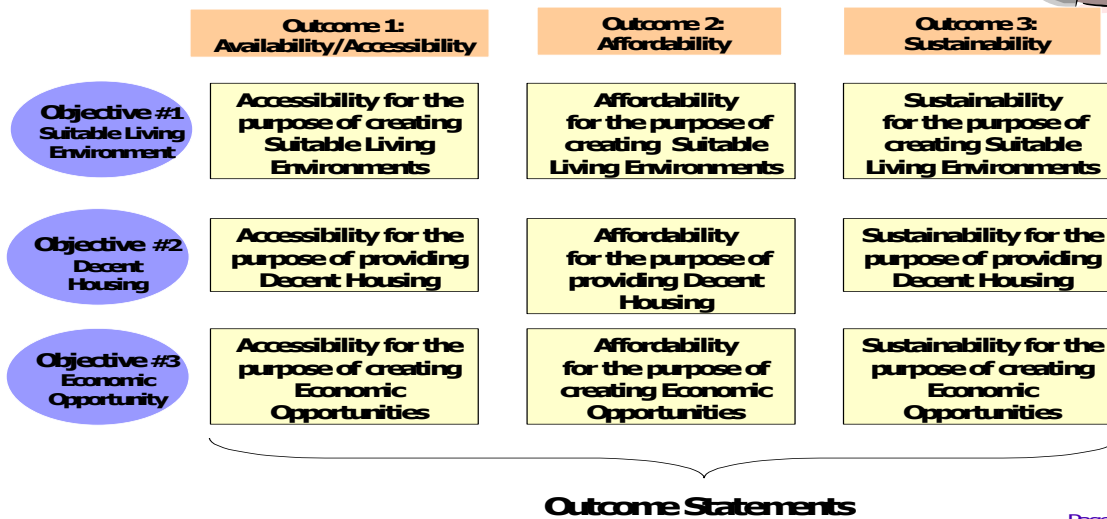
<b>Estimated Program Income</b>	
Economic Development Revolving Loan Fund Balance	\$ -
Economic Development Revolving Loan Fund Repayments	\$98,000.00
Housing Rehabilitation Loan Repayments	\$2,000.00
<b>Total</b>	<b>\$100,000.00</b>

<b>Other Resources</b>	
Source	Annual Amount
General Assistance	\$150,000.00
Infrastructure	\$7,288,781.00
708 Board	\$661,000.00
State Grants	\$3,240,200.00
<b>Total</b>	<b>\$4,433,500.00</b>

**Performance Measurement System**

HUD has, through a collaborative effort with several Housing and Community Development organizations (as well as several governmental departments) established a standardized performance evaluation measurement system. The system seeks to standardize the language used in gauging the success of the CDBG, HOME and ESG programs, as well as to provide standardized metrics of what those successes are.

**Linking Objectives & Outcomes -  
Outcome Statements**



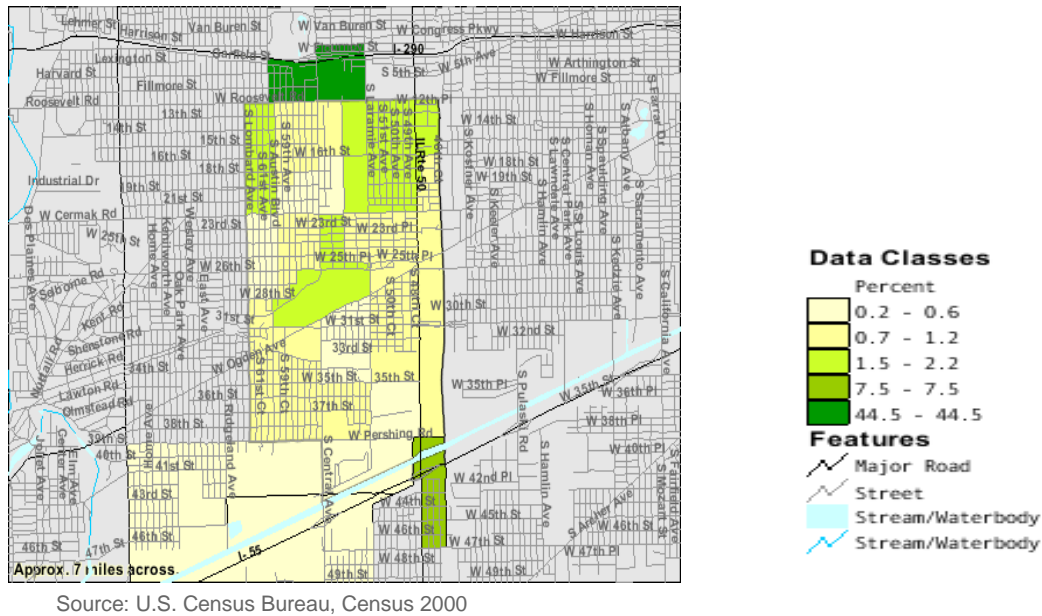
**Cicero’s Demographic and Resource Information**

The Town of Cicero is the only incorporated town in Cook County, and one of the oldest and largest municipalities in the State of Illinois. It bears the name of the great Roman statesman of the First Century B.C., Marcus Tullius Cicero.

Cicero is composed of eight neighborhoods, with their own distinct characteristics and names: Boulevard Manor, Clyde, Drexel, Grant Works, Hawthorne, Morton Park, Parkholme, and Warren Park. Three Presidents, Dwight D. Eisenhower, Ronald Reagan, and George Bush, visited Cicero on their roads to the White House. The Town of Cicero has a colorful history, which forms a part of the larger stories of the county, state, and nation.

As you will note from the maps below, The Town of Cicero has a consistent ethnic origin distribution. The further South you are in the town, the less the minority population, the further north you are, the more dense the minority population. Therefore, in order to better serve Cicero’s minority population, special consideration must be made to perform housing rehab projects on the northern and central ends of town.

### Percent of Persons Who Are Black or African American Alone



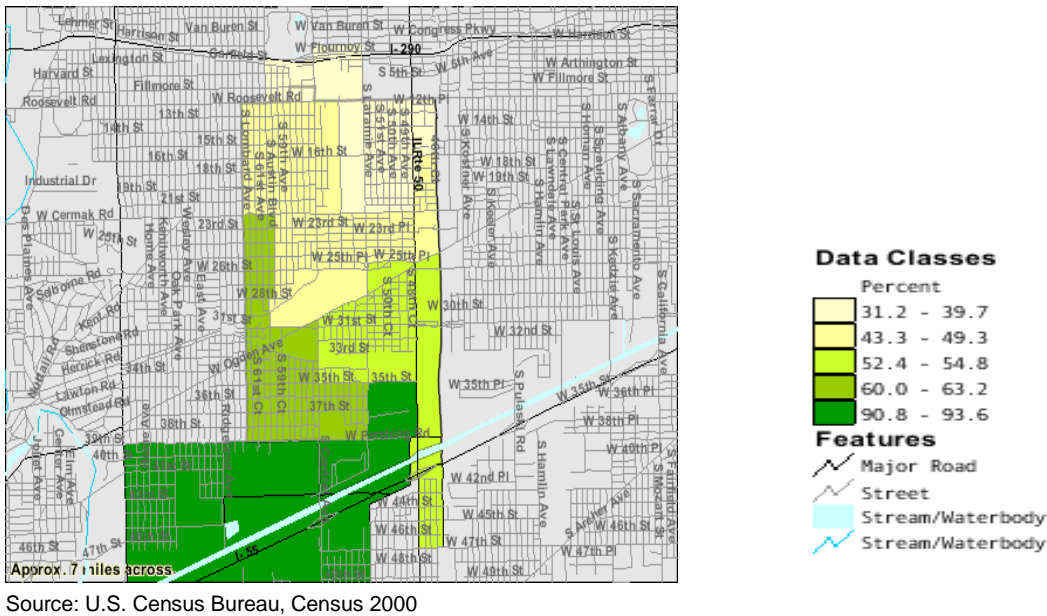
**Data Classes**

Percent	
	0.2 - 0.6
	0.7 - 1.2
	1.5 - 2.2
	7.5 - 7.5
	44.5 - 44.5

**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

### Percent of Persons Who Are White Alone



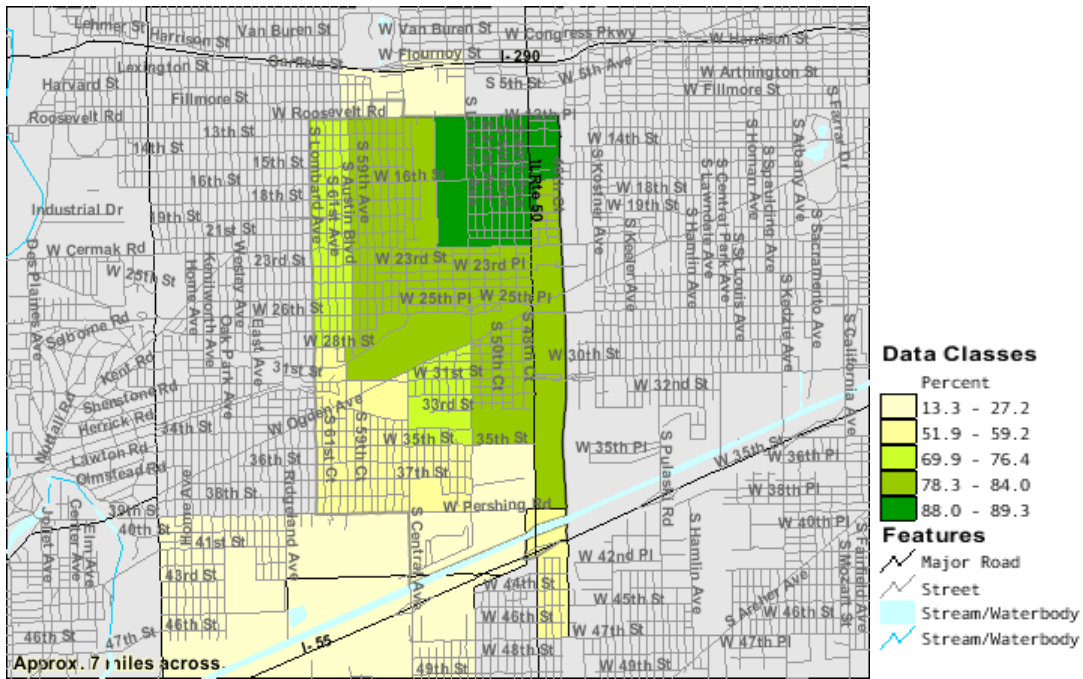
**Data Classes**

Percent	
	31.2 - 39.7
	43.3 - 49.3
	52.4 - 54.8
	60.0 - 63.2
	90.8 - 93.6

**Features**

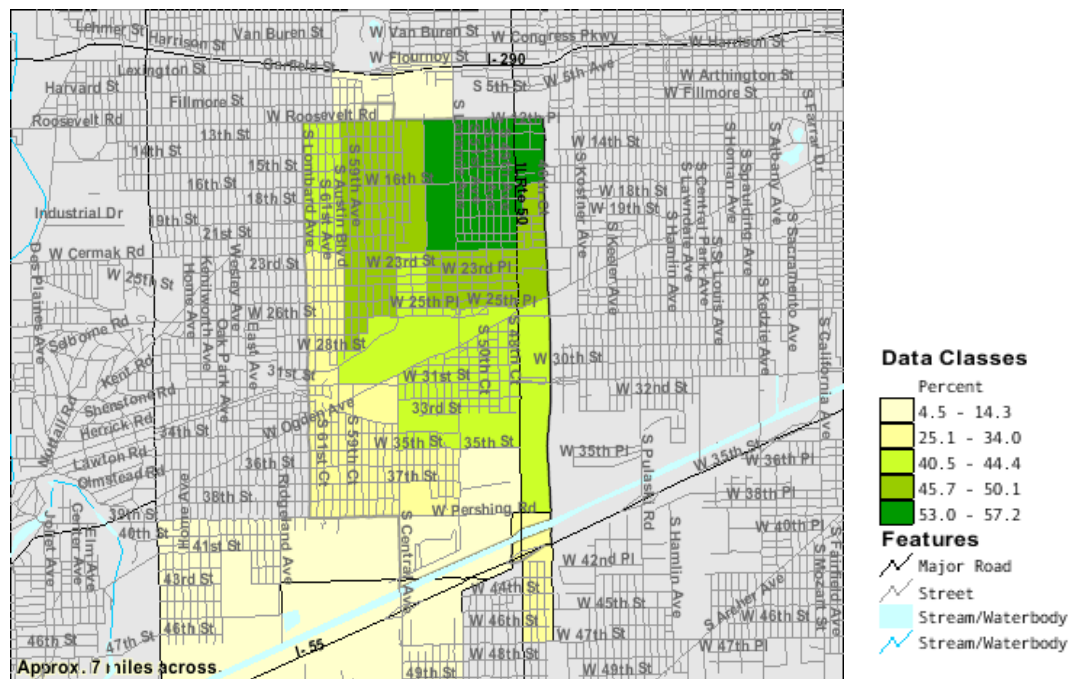
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

Percent of Persons Who Are Hispanic or Latino (of and race)



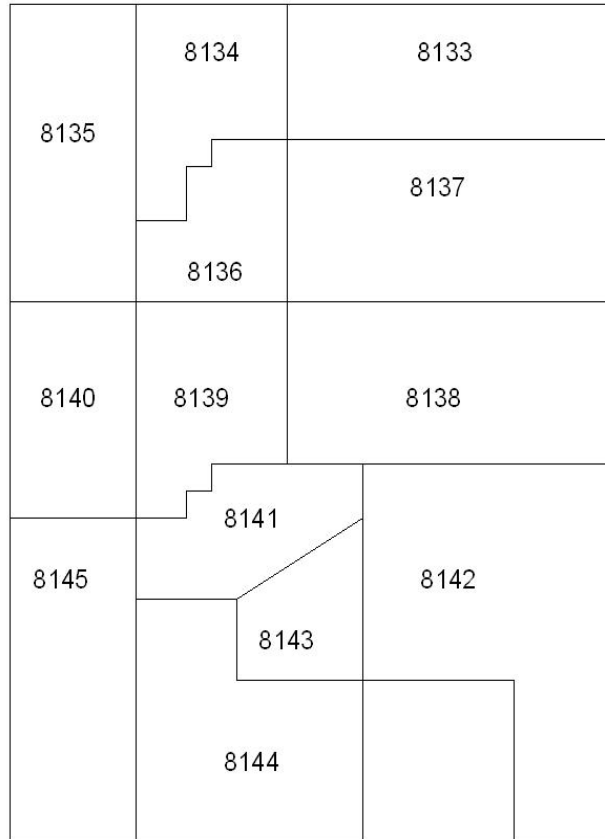
Source: U.S. Census Bureau, Census 2000

Percent of Persons Who Are Some Other Race Alone



Source: U.S. Census Bureau, Census 2000

**Town of Cicero Census Tract Map**



CDBG ID	CDBGNAME	TRACT #	% Low/Mod
171332	CICERO	813300	78.02
171332	CICERO	813400	67.5
171332	CICERO	813500	56.42
171332	CICERO	813600	71.5
171332	CICERO	813700	66.62
171332	CICERO	813800	72.55
171332	CICERO	813900	68.46
171332	CICERO	814000	63.72
171332	CICERO	814100	71.9
171332	CICERO	814200	66.78
171332	CICERO	814300	65.63
171332	CICERO	814400	55.2

**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

171332	CICERO	814500	48.83
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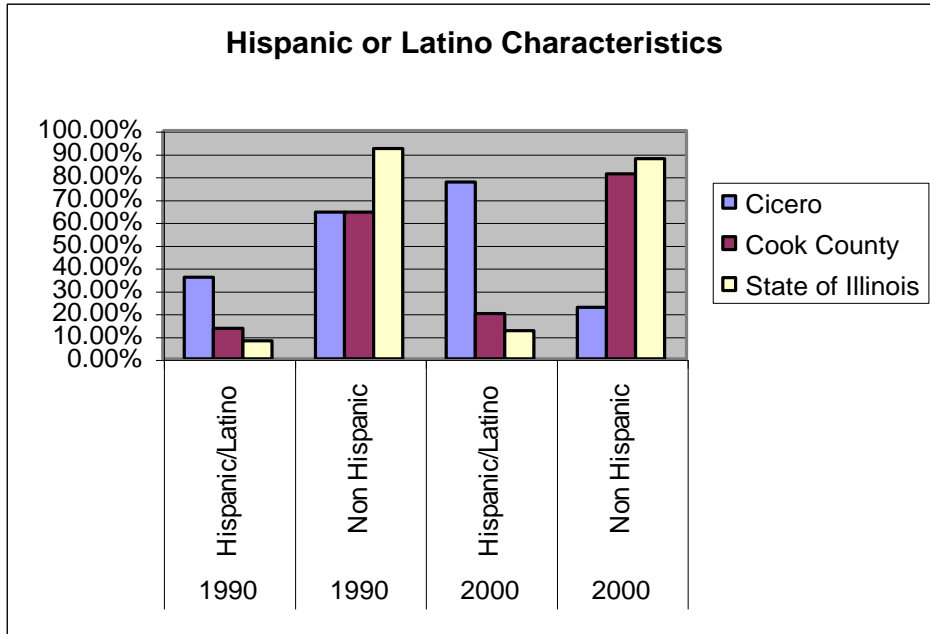
**Population Growth**

<b>Population Growth 1980-2000</b>					
<b>Town of Cicero, Cook County, State of Illinois</b>					
	1980	1990	% Change	2000	% Change
<b>Cicero</b>	61232	67436	10.1	85616	27
<b>Cook County</b>	5253655	5105067	-2.8	5376741	5.3
<b>State of Illinois</b>	11426518	11430602	0.03	12419293	8.6

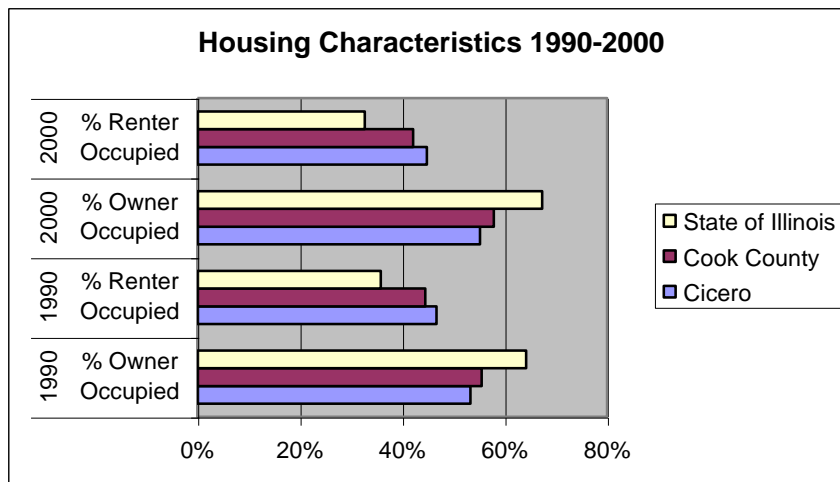
**Age Characteristics**

<b>Age Characteristics 1990 to 2000</b>		
<b>Town of Cicero, Cook County, State of Illinois</b>		
	<u>1990</u>	<u>2000</u>
	% Under 20	% Under 20
<b>Cicero</b>	31.60%	38.00%
<b>Cook County</b>	27.90%	28.70%
<b>State of Illinois</b>	28.90%	21.90%
	% 21-64	% 21-64
<b>Cicero</b>	54.80%	54.90%
<b>Cook County</b>	59.70%	59.60%
<b>State of Illinois</b>	58.50%	66.10%
	% 65 +	% 65 +
<b>Cicero</b>	13.60%	7.10%
<b>Cook County</b>	12.40%	11.70%
<b>State of Illinois</b>	12.60%	12.00%
	Median Age	Median Age
<b>Cicero</b>	30.6 years	26.4 years
<b>Cook County</b>	32.6 years	33.6 years
<b>State of Illinois</b>	32.8 years	34.7 years

**Hispanic or Latino Characteristics**

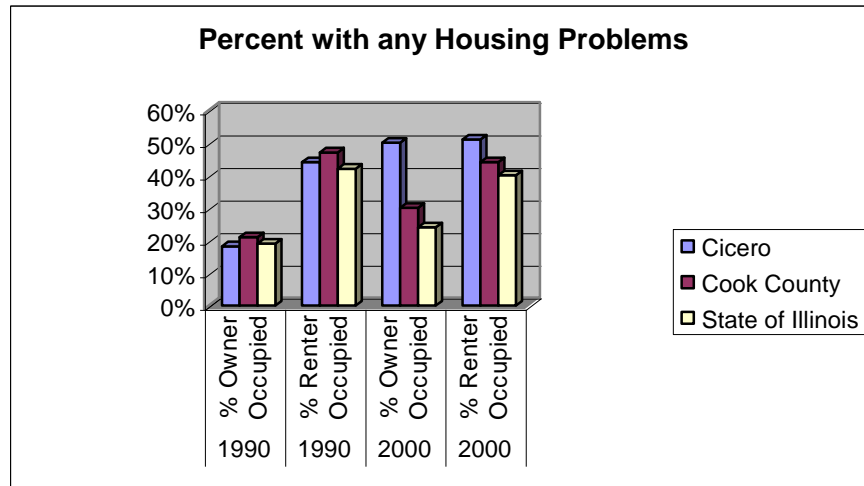


**Housing Characteristics**

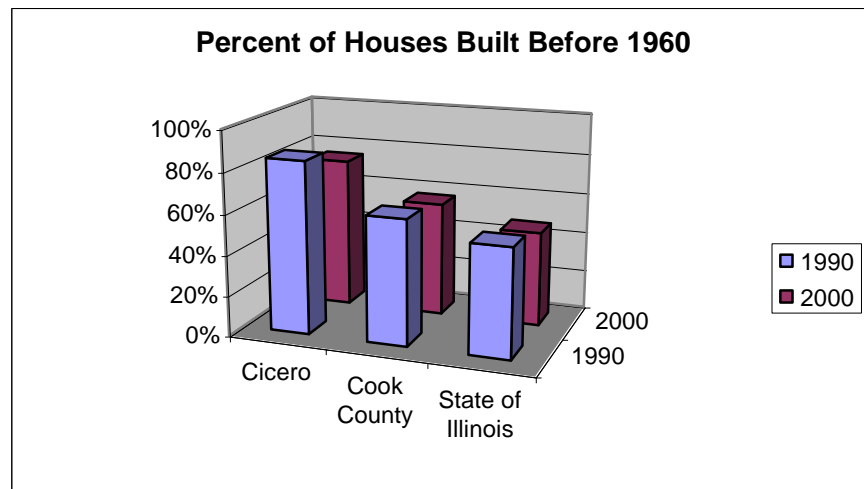




**Percent of Houses with Any Problems**



**Percent of Houses Built Before 1960**



**Employment**

<b>Major Employers in Cicero</b>			
<b>Employer</b>	<b>Established</b>	<b>Product/Service</b>	<b>Employees</b>
Burlington Northern	1884	Railroad Services	800
The Home Depot	1996	Retail Home Improvement	220
Corey Steel	1924	Manufacturer Steel Bars	204
Chicago Extruded	1923	Manufacturer Brass Mill	195
Lenc-Smith	1950	Cabinets/Silk Screen	163
Sommer & Maca	1920	Manufacturer Glass Fabric	156

**Infrastructure Program**

**2010 TIF Street Rehabilitation:**

Contract Award Amount: \$1,170,917.00  
 Percent Complete: 60%

This project includes the rehabilitation of the following street locations:

<b>2010 TIF STREET REHABILITATION</b>				
	<b>STREET NAME</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH</b>
1	48th Court	13th Street	Roosevelt Road	645
2	23rd Place	49th Avenue	East Limit	477
3	49th Avenue	25th Place	25th Street	293
4	21st Street	Cicero Avenue	47th Court	297
5	29th Street	48th Court	Cicero Avenue	350
6	55th Court	15th Place	14th Street	1052
7	22nd Place	Laramie Avenue	50th Avenue	1265
8	14th Street	Central Avenue	55th Court	300
			<b>Total (FT) =</b>	<b>4679</b>

This project is funded by Tax Increment Financing (TIF) funds for streets located in eligible TIF districts. Work is scheduled for completion by the end of July 2010.

**2010 Street Rehabilitation (ERP and MFT Funds):**

Tentative Bid Date: July 20, 2010  
 Engineer's Estimate: \$870,000.00  
 Estimated Completion Date: November 30, 2010

This project includes the rehabilitation of the following street locations:

**TOWN OF CICERO: 2010 EMERGENCY REPAIR PROGRAM (ERP)**

	<b>STREET NAME</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH (FT)</b>
<b>1</b>	<b>19th Street</b>	<b>Laramie Avenue</b>	<b>Cicero Avenue</b>	<b>2267</b>
<b>2</b>	<b>51st Avenue</b>	<b>19th Street</b>	<b>18th Street</b>	<b>614</b>
<b>3</b>	<b>51st Avenue</b>	<b>21st Place</b>	<b>21st Street</b>	<b>325</b>
<b>4</b>	<b>51st Court</b>	<b>21st Place</b>	<b>19th Street</b>	<b>720</b>
<b>5</b>	<b>21st Place</b>	<b>51st Court</b>	<b>50th Avenue</b>	<b>1000</b>
			<b>Totals =</b>	<b>4926</b>

This project is funded by IDOT Emergency Repair Program (ERP) and Motor Fuel Tax (MFT) funds.

**2010 CDBG Alley Paving:**

Proposed Contract Award Amount:	\$393,990.00
Project Start Date:	July 6, 2010
Estimated Completion Date:	August 31, 2010

This project includes the reconstruction of the following alley locations:

	<b>Alley Location</b>
<b>1</b>	<b>2400 Block between 61st Ave. &amp; 60th Court</b>
<b>2</b>	<b>2600 Block between 61st Ave. &amp; 60th Court</b>
<b>3</b>	<b>5300 Block between 24th Street &amp; 23rd Place</b>
<b>4</b>	<b>5400 Block between 23rd Street &amp; 22nd Place</b>
<b>5</b>	<b>2700 Block west of 58th Court</b>

**Central Avenue – 26<sup>th</sup> Street to Roosevelt Road (Federal STP Funds):**

Contract Award Amount (IDOT):	\$3,271,891.95
Construction Start Date:	July 6, 2010
Estimated Completion Date:	May 31, 2011

This project includes the rehabilitation of Central Avenue – 26<sup>th</sup> Street to Roosevelt Road including removal and replacement of the curb and gutter, Hot-Mix Asphalt Surface Removal and Hot-Mix Asphalt Surfacing, Parkway pavement Removal and replacement, Parkway Restoration, Traffic Signal improvements, and all appurtenant work. This project is funded by Federal STP Funds (\$2,748,000) and Town of Cicero MFT matching funds.

**Austin Blvd. – Ogden Avenue to 29<sup>th</sup> Street (Federal ARRA Funds):**

Contract Award Amount (IDOT):	\$495,972.77
Construction Start Date:	August 16, 2010
Estimated Completion Date:	October 8, 2010

This project includes the rehabilitation of Austin Blvd.– Ogden Avenue to 29<sup>th</sup> Street including removal and replacement of the curb and gutter, Hot-Mix Asphalt Surface Removal and Hot-Mix Asphalt Surfacing, Parkway pavement Removal and replacement, Parkway Restoration, and all appurtenant work. This entire project is funded by Federal American Recovery and Reinvestment Act Funds (ARRA).

**Roosevelt Road Streetscape Improvements – Lombard Avenue to Austin Blvd.**

Contract Award Amount (IDOT):	\$8,326,220.25
Construction Start Date:	July 6, 2010
Estimated Completion Date:	June 30, 2011

This project is a joint municipal cooperative project (Cicero, Berwyn, and Oak Park) that includes street rehabilitation and streetscape improvements for Roosevelt Road- Harlem Avenue to Austin Blvd. This project is being funded by both Federal and State funds with an approximate Town of Cicero match of \$180,000.

**Cermak Road Streetscape Improvements – Lombard Avenue to Central Avenue**

Tentative Bid Date:	August 3, 2010
Engineer's Estimate:	\$850,000.00
Estimated Completion Date:	November 30, 2010

This project includes the removal and replacement of the sunken concrete block paver that borders the roadway curb and the removal of the abandoned parking meter posts. This project will be funded by Town of Cicero MFT funds.

**Cermak Road Intersection Improvements – 50<sup>th</sup> Avenue & 49<sup>th</sup> Avenue**

Tentative Bid Date:	July, 2010
Engineer's Estimate:	\$450,000.00
Estimated Completion Date:	November 30, 2010

This project includes traffic signal and street channelization improvements at these two intersections this work will be funded by either TIF and/or MFT funds.

**708 Community Health Board**

As outlined by the Illinois Community Mental Health Act, the 708 Community Health Board shall make rules and regulations concerning the rendition or operation of services and facilities which it directs and supervises. During PY2010, the 708 Community Mental Health Board anticipates on funding the following agencies:

<b>2010 Community Mental Health Board Agencies Funded</b>		
<b>Agency</b>	<b>Program</b>	<b>Amount Allocated</b>
Cicero Family Services & Mental Health Center	Outpatient/Family Services	\$240,000.00
Cicero Police Explorers	Adolescent Preventative Program	\$12,000.00
Cicero Youth Commission	After School/Summer Special Programs Art, Music and Computer Character Counts	\$42,500.00
The Children's Center	Social Work Services Day Care Consultants Classroom Observation Community Education	\$38,500.00
Community Support Services, Inc.	Family Support Living/Respite Support & Advocacy (Case Management)	\$26,500.00
Corazon Community Services	FUERZA Youth Program	\$20,000.00
Pillars Community Center	Domestic Violence	\$8,500.00
Pilsen/Little Village Community Mental Health Center	Therapeutic Outpatient Youth & Family Services (TOYS)	\$27,000.00
ProCare Center	Child Advocacy for Abused Children	\$18,000.00
Seguin Services, Inc.	Community Training/ Community Employment Alternatives	\$42,000.00
Solutions for Care (BCCOA)	Geriatric Case Management Elder Abuse Intervention Chore Housekeeping	\$27,000.00
Youth Crossroads, Inc.	Elder Abuse Intervention	\$45,000.00
Seguin Services, Inc.	Community Training/ Community Employment Alternatives	\$42,000.00
Solutions for Care (BCCOA)	Geriatric Case Management Elder Abuse Intervention Chore Housekeeping	\$27,000.00
Youth Crossroads, Inc.	Elder Abuse Intervention	\$45,000.00

## **State and Federal Resources**

The Town of Cicero obtained a grant from the U.S. Environmental Protection Agency in the amount of \$350,000.00 in order to conduct Phase I and Phase II ESAs for hazardous materials and petroleum-contaminated sites throughout the town. The town is in the process of conducting the ESAs for 9 contiguous sites with the objective of securing four to five million dollars in clean-up funds during PY2010 to revitalize a former manufacturing district and improve the environment for Cicero residents. Additionally, at the federal level, the town has applied for a grant for \$2,072,340.00 from the U.S. Department of Justice COPS Hiring Recovery Program (CHRP) to hire six new police officers and pay their full salaries for three years. Lastly, the town will be seeking funding from FEMA in the amount of \$171,600.00 for the purchase of a new firefighter equipment, and \$600,000.00 to hire additional fire fighters.

The Town is also pursuing HOME funds through the Cook County HOME Consortium. A total of \$4,000,000.00 is being requested for 2 different projects: 47 Avenue Redevelopment, and for a 25-foot lot infill program.

State funds requested include \$500,000.00 to update deteriorated street lights, and over \$2,000,000.00 in State NSP dollars to purchase and redevelop 2300 S. Central Avenue.

The Town has received or plans on receiving the following grants under the Recovery Act:

- Neighborhood Stabilization Program Funds (NSP) **\$2,078,351.00**
- Homelessness Prevention and Rapid Re-Housing Program (HPRP) **\$581,065.00**
- Energy Efficiency and Conservation Block Grant **\$727,300.00**

## **Managing the Process**

The Town of Cicero's Department of Housing, serving on behalf of the Town of Cicero, is the lead agency responsible for overseeing the development of the Town of Cicero's Action Plan, and is the entity responsible for administrating the CDBG Program covered by the plan. A significant effort was made to involve governmental and not-for-profit representatives at all levels of the planning process.

For further information or to make comments on this Action Plan, please contact:

The Department of Housing  
Jorge M. Rueda, Executive Director  
1634 South Laramie Avenue/Cicero, IL 60804  
(708)656-8223

The Annual Action Plan is developed by the Cicero Department of Housing with the participation of the Cicero Health Department and other social service agencies through grant proposals. The Town addresses the needs identified in the 2010-2014 Consolidated Plan through the proposals submitted by existing sub-recipients and new agencies seeking CDBG funds.

## **Citizen Participation**

The Town of Cicero encourages all Town citizens, especially those of low and moderate income, those living in areas where Community Development Block Grant funds are proposed to be used, and by residents of predominantly low and moderate-income neighborhoods to participate in the development of the Annual Action Plan and any substantial amendments to the Annual Action Plan. The Town especially encourages minority citizens, non-English speaking citizens, and those citizens with disabilities to participate in the above. The Town,

**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

in conjunction and consultation with the Cicero Housing Authority, also encourages citizens who reside in subsidized housing to participate in the above.

The Town of Cicero must make available the proposed Annual Action Plan prior to adoption by the Town Board, to allow Citizens, public agencies and other interested parties, the opportunity to examine its contents and submit comments. The Town of Cicero shall accomplish the above by doing the following:

1. Publish a summary of the proposed Annual Action Plan in one newspaper of general circulation, and on the Town's Website. This summary must describe the contents and purpose of the Annual Action Plan and must include a list of the locations where copies of the entire proposed Annual Action Plan might be examined.
2. Make copies of the proposed Annual Action Plan available at libraries, government offices, and other public places.
3. The Town of Cicero will make the proposed Annual Action Plan available on the Town's Website: <http://www.thetownofcicero.com>
4. Public Comments were solicited on the website and gathered via email.
5. Make a reasonable number of free copies of the Annual Action Plan available to citizens and groups that request it.
6. Allow a 30-day comment period prior to adoption.
7. Hold a public hearing to receive comments and views.
8. Consider any comments or views of citizens received, both written or orally at the public hearing, in preparing the final Annual Action Plan.
9. Attach a summary of all comments or views, and a summary of any comments or views not accepted and the reason therefore, to the final Annual Action Plan.

### **Summary of citizen comments**

Three agency/organization Public Meetings for the Town's 5-year Consolidated Plan were held during the months of April - May 2010 with affordable housing providers, shelter operators, and social service/advocacy agencies. The purpose of the meeting was to explain the scope of the Consolidated Plan, to gather agency data on priority housing needs for renters and owners; identify the level of housing needs in the Town of Cicero; develop total needs over the next five years; and set annual and five year goals.

#### **Social Service Agencies Meeting Summary:**

On April 21<sup>st</sup>, 2010 a meeting was held with social service agencies in the Town of Cicero Community Center. The purpose of this meeting was to get feedback and input from the social service agencies regarding decent housing, suitable living environment, and expanded economic development which would be reflected in the 5 year Consolidated Plan.

Each representative gave input regarding how CDBG funds have helped their organizations with program funding. They spoke about the programs they have implemented as a result of the CDBG funding and what is needed to cater the Cicero residents for the next budget year. They explained the different services they provide and what

problems they have faced regarding the current economic situation. Some have seen lower funding assistance from state, local and private organizations. Without these funding options, these organizations need to think of creative ways to service the community. Some organizations need additional space to offer more services to residents. Some said that with more economic opportunities being available in Town, many families could afford services which otherwise would be funded by CDBG as well as other funding sources.

**Housing Agencies Meeting Summary:**

On April 28<sup>th</sup>, 2010 a meeting was held with housing agencies in the Town of Cicero Community Center. The purpose of this meeting was to get feedback and input from the housing agencies regarding decent housing, suitable living environment, and expanded economic development which would be reflected in the 5 year Consolidated Plan.

Each representative gave input about the organizations they represent and what services they provide. There was much talk about mortgage assistance, home repairs and homeless shelters. This helped to identify certain issues in decent housing and suitable living environment affecting the Cicero community. The representatives also spoke about overcrowding in the Town of Cicero. Since there are no affordable housing units available people tend to "double-double" with family members or other families to split the cost of rent. A suggestion was given regarding a temporary solution with the Homelessness Prevention and Rapid Re-Housing Program offered from the West Suburban PADS program. This helps in eliminating families from living in overcrowding conditions and live in a safe environment.

**Department Head Meeting Summary:**

On May 5<sup>th</sup>, 2010 a meeting was held with Town of Cicero department heads at the Town of Cicero Community Center. The purpose of this meeting was to get feedback and input from the department heads of the Town of Cicero regarding decent housing, suitable living environment, and expanded economic development which would be reflected in the 5 year Consolidated Plan.

Marion Honel from the Illinois Department of Human Rights, was invited, and visited the Town of Cicero for the purpose of holding a training session for Town of Cicero Department Heads. Discussed at this meeting were:

1. The process of filing a complaint.
2. Enacting laws that can help the Town enforce landlord and tenant problems.
3. Complaints reported to different department heads.
4. Affordable housing.
5. Protected classes.

Marion helped the department heads get an understanding of fair housing laws and what can and can't be enforced. She was knowledgeable of the subject matter and willing to answer each and every question.

Prior to the meeting(s), a letter was sent out to the agencies and organizations asking for their comments. At the meeting, a comment form was also passed out to the participants. All issues and needs identified in the written comments that were received are available in the Consolidated Plan as well as notes on the verbal comments received at the meeting.

Also, one (1) Citizen community meeting was held during the month of June 2010 at the local meeting of the Town Board of Cicero. These meetings provided needed information regarding available services and proposed infrastructure improvements. A survey was distributed online and distributed to the Town of Cicero email listserv. A translator was present for Spanish speaking citizens and the meeting(s) was held in Town of Cicero Municipal Complex, which is accessible to persons with disabilities.

***Public Hearing will be held on August 9 2010 (See Exhibit 10).***

- Grantee Did Receive Public Comments**  
 **Grantee Did Not Receive Public Comments**



## **Institutional Structure**

The Town has in place a network of agencies, programs and resources to meet the social service and housing needs of our residents. Any unmet needs will be reviewed and the programs reassessed and addressed on an ongoing basis from year to year.

### **Social Service Needs**

Within the Town of Cicero social service needs are addressed by Town Departments such as the Community Mental Health Board, the Health Department, the Cicero Housing Authority, the President's Office for People with Disabilities, and the Cicero Youth Commission.

Other governmental bodies such as the Clyde Park District, the Hawthorne Park District, and the West Suburban Special Recreation Association also contribute.

Many other governmental agencies are also involved: Illinois Planning Council on Developmental Disabilities, Illinois Housing Authority, Illinois Department of Public Health, Illinois Department of Alcohol and Substance Abuse, Illinois Department of Mental Health and Developmental Disabilities, Illinois Department of Public Aid, and the Illinois Department of Aging.

Cicero also has a wide variety of not-for-profit, social service agencies providing a wide-range of services: Berwyn-Cicero Council on Aging, Children's Center of Cicero-Berwyn, the Fillmore Center for Human Services, Oak/Leyden Developmental Services, Inc., Sarah's Inn, WIC, Salvation Army, OARS (Older Adult Rehabilitative Services, the Catholic Charities, Boy's Club, Family Service and Mental Health Center of Cicero, Seguin Services, Seguin Retarded Citizens Association, Mujeres Latinas en Accion, and Pillars Community Services.

### **Housing Needs**

Housing needs are addressed by the following governmental and social service agencies: the Cicero Health Department (Emergency Shelter Program), the Cicero Housing Authority, Illinois Housing Authority, Illinois Department of Health Care and Family Services, the Catholic Charities, Sarah's Inn, Seguin Services, and Seguin Retarded Citizens Association.

## **Monitoring**

The Town of Cicero's Department of Housing is the designated lead agency responsible for administering the Community Development Block Grant Program (CDBG) funded by the U.S. Department of Housing and Urban Development (HUD). With its CDBG entitlement grant, the CDBG funds a number of "Subrecipients", particularly agencies that administer public service projects serving Cicero's low-moderate income population. All these agencies receiving CDBG funds are required to sign an agreement detailing all pertinent regulations, certifications, project descriptions, and performance requirements.

Subrecipients of CDBG funds are required to adhere to the same rules and regulations HUD imposes on entitlement grantees. One way to ensure Subrecipients are in compliance with HUD rules and regulations is through monitoring. All of the Town of Cicero's Department of Housing CDBG Subrecipients are monitored regularly during the program year with a minimum of two on site visits. Verbal correspondence and mail correspondence between the Subrecipient and the grantee is on going and plays a valuable role in ensuring compliance.

The monitoring visits performed by The Town of Cicero's Department of Housing address the five following components:

1. Compliance with Eligible Activities and National Objectives  
The Town of Cicero's Department of Housing verifies that the Subrecipient has documentation showing that the funded activity is HUD eligible and meets one of the prescribed national objectives.
2. Progress against Production Goal as stated in the Written Agreement.

The Town of Cicero's Department of Housing reviews the Subrecipients production goals to determine if they are achieved and on time.

If the production goals were not met, The Town of Cicero's Department of Housing determines whether the Subrecipient took all reasonable actions and steps to try to meet their production goals on time.

The Town of Cicero's Department of Housing determines whether or not the Subrecipient has the capacity to meet production goals.

**3. Compliance with CDBG Program Rules and Administrative Requirements.**

The Town of Cicero's Department of Housing determines if the Subrecipient selected households/individuals who were income eligible and if income was verified correctly.

The Town of Cicero's Department of Housing determines if requirements for conflict of interest and religious organizations are being met.

**4. Timely use of Funds**

The Town of Cicero's Department of Housing determines if the Subrecipient uses funds in a timely manner, and if there is program income, The Town of Cicero's Department of Housing verifies whether it was used before additional funds were requested.

If the Subrecipient has program income, The Town of Cicero's Department of Housing determines if the Subrecipient is tracking its receipt and if the funds were expended before requesting CDBG funds from The Town of Cicero's Department of Housing.

**5. Prevention of Fraud and Abuse of Funds**

The Town of Cicero's Department of Housing determines if the Subrecipient's financial management system prevents fraud and mismanagement of funds.

The monitoring visit also includes a review of all financial records associated with the CDBG grant, income/racial verification procedures, visual audits of items purchased, inventory schedules, salary documentation, labor standards, EEO compliance, fair housing literature, procurement, etc.

The Department also conducts site inspections during and after the construction of infrastructure projects, and the rehabilitation and/or lead abatement of residential units. The inspections are carried out to ensure that high quality construction work is performed and completed on time. The Department also performs follow-up audits after it receives Single Audit Reports from Subrecipients. Reports are generated which identify project status, findings, corrective actions, and unused funds. The Department also has a delegated "Project Monitor" to monitor all Public Facility projects to ensure compliance with all Federal Regulations, including the Davis Bacon Act. The Department also requires a quarterly written status report from all Subrecipients, to assess the overall performance of each program and activity.

Overall, the goals of The Town of Cicero's Department of Housing monitoring policy is to ensure that HUD rules and regulations in respect to the CDBG program are being met and that Subrecipients are fulfilling their pledge to achieve the goals in their respective agreements with the Town of Cicero. The Town of Cicero's Department of Housing also uses the monitoring process as a way to determine whether or not the goals stated in the one-year Action Plan and five-year Consolidated Plan are being met.

## **Lead-based Paint**

The Town of Cicero, as with all older communities, contains a large number of dwelling units containing lead based paint. Of these, 23,577 or 94.9% were built prior to 1970; and thus presumed that these dwellings all have lead based paint to some extent. In 1998, 62 children in Cicero scored a twenty or above blood lead level. It must be assumed, given the pervasiveness of the use of lead based paint, that 94% of the lowest moderate income

families living in the Town of Cicero live in housing units containing lead based paint.

Action to be taken:

The Town of Cicero has a four-prong attack on the lead hazard problem:

- 1) screening program to identify children with high lead levels and get them proper treatment.
- 2) continue implementing an education program that provides information on what lead poisoning is, how lead affects children, the importance of screening and methods that individuals may undertake on their own for reducing lead hazards and advising on the effects of good nutrition. The Town of Cicero Department of Housing will design an advertisement, to be published in the Cicero Town News, on the risks of lead poisoning and where testing is available. This advertisement will be distributed throughout the residencies of Town of Cicero, District 99, as well as to the Youth Service Agencies within the Town of Cicero.
- 3) before a building containing residential units is sold, it must be brought up to code and all lead hazards abated. The Town of Cicero using both CDBG funds and TIF funds is looking at implementing a program making deferred payment loans, which are to be repaid when the property is sold. If such a program is deemed feasible, it will be implemented in the Third Program Year Action Plan. With the rapidly rising home values in the Town of Cicero, this should result in little or no financial hardship for the homeowner. The Town of Cicero will have first lien on the property. This will return funds to the Town, which it can recycle to assist other homeowners in need.
- 4) the Town of Cicero will continue to provide CDBG funding necessary to implement a program to identify and abate the sources of lead-based paint. With the implementation of the Lead-Based Paint Hazard Reduction regulation under 24 CFR 35 the Town has included Lead- Based Paint Hazard Reduction activities in all its rehabilitation programs. These activities include paint testing, safe work practices, occupant protection, education and clearance testing before re-occupancy.

### **Specific Housing Objectives**

The 2000 US Census reported Cicero to have 23,150 housing units and 95% of these were built prior to 1980. Most of these units are single-family dwellings and multiple unit buildings of up to four stories tall. The age of Cicero's housing stock coupled with the fact that many of the occupied housing units are severely overcrowded has had a negative impact on the safety and livability of these housing units. While the development of new housing would be an ideal goal, the best strategy for the immediate future is to rehabilitate and repair existing housing and bring them up to code.

The need for housing rehabilitation has vastly outgrown the available financial resources. In the first 4 years of the current consolidated plan; the Town of Cicero through its Community Development Block Grant Program has expended approximately \$1.2 Million, which has resulted in approximately 295 units being rehabilitated. Currently, there are more than 400 *persons requesting funds*.

The Town of Cicero's Housing Rehabilitation Program is designed to preserve our existing housing stock and neighborhoods, while assisting property owners to eliminate all property code violations. The program encourages property owners to take responsibility for home maintenance and develop pride in their homes and neighborhoods. These goals are achieved by providing zero interest forgivable loans, emergency assistance, and zero interest loans with partial or full repayment to homeowners who might otherwise have difficulty making property improvements. The Housing Rehabilitation Program enables property owners to make improvements to mechanical and structural systems and to correct other code violations.

Action to be taken: The Department of Housing will use \$600,000.00 of its FY2010 CDBG allocation for the housing rehabilitation program to assist low-to moderate income owner/occupants of one and two unit residential properties. These programs include:

- The Emergency Assistance Program, which is a grant up to \$4,999.00 **to repair a hazardous condition, which requires immediate action to protect the health and safety of the residents.** Due to funding limitations and an overwhelming need, a new approach to financing is required.
- The Home Repair Program will continue with a cap of \$4,999.00. The Home Repair Program is designed to assist homeowners who do not qualify for the Senior Citizen Emergency Assistance Program. The Home Repair Program will provide a grant up to \$4,999.00 to correct substandard living conditions, address other health and safety hazards and alleviate deficiencies in the structure such as heating, plumbing, and electrical systems. The Town of Cicero Department of Housing will work throughout the next program year to identify a means to deliver and recycle funds to the Town to assist future homeowners in need.
- Additionally, the Town of Cicero Department of Housing administers the Emergency Access Grant for People with Disabilities (EAG). The Emergency Access Grant is aimed at providing financial assistance to low income homeowners, in order to eliminate physical barriers, which inhibit the use of the dwelling unit by a person with disabilities. The program will provide financial assistance to owner-occupants of one (1) unit residential properties in the form of a grant. The funding for the remedy of the situation will be in the form of a grant, with a maximum amount of \$20,000.00 per project, which consists of \$10,000.00 rehabilitation and \$10,000.00 lead reduction costs.

**Needs of Public Housing**

The Cicero Housing Authority was established for the purpose of operating and maintaining housing for low-income households. The Federal Government sets the Housing Authority's Program Guidelines. The Housing Authority is funded for 232 units of Section 8 housing. Pursuant to these programs, property owners participating in the programs are allowed to charge fair market rents. Those rents as currently applied, are:

- efficiency .....\$790
- one-Bedroom .....\$903
- two- Bedroom .....\$1015
- three-Bedroom..... \$1240
- four- Bedroom .....\$1402

Participants in the program pay a designated sum pursuant to the terms of the Act and Department of Housing and Urban Development pays the balance. All of the eligible units are filled, and there are currently 954 households on the waiting list. The Cicero Housing Authority currently serves 241 families, including port-ins.

The Cicero Housing Authority has needs in excess of the vouchers available and estimates that it could use at least an additional 500 vouchers in order to meet the needs of those on the waiting list and others. Within the Town of Cicero, there is no publicly owned housing. No public housing units expected to be demolished. Units utilized within the Section 8 program meet all requirements of this program with regard to the physical conditions of the units. The Town of Cicero and the Cicero Housing Authority have common goals, policies, and strategies to increase the supply of decent, safe, and affordable housing; to decrease the number of people living in poverty; to improve declining neighborhoods; to target the same income categories for assistance; to Re-concentrate low-income families on Section 8; to affirmatively further fair housing goals and analyze the impediments to fair housing; to promote home ownership; and to meet public participation requirements as set fourth by HUD. The mission of the Cicero Housing authority and the Town of Cicero in this Plan is to promote adequate and affordable housing, economic development, and a suitable living environment that is free from discrimination.

The Cicero Housing Authority objectives are:

-

- o increase the supply of Section 8 vouchers, by applying for more vouchers from HUD
- 
- o improve the quality of assisted housing
- 
- o improve the quality of management and customer service
- 
- o increase housing choices by encouraging more landlords to participate
- 
- o promote self-sufficiency by providing more information on social service agencies, and
- 
- o ensure equal opportunity and affirmatively further fair housing by undertaking measures to ensure access for all.

### **Barriers to Affordable Housing**

Anything that adds to the cost or increases the regulations upon housing adds to the expense of purchasing or owning housing. To acquire property whether for rent or for direct occupancy, every person must have a minimum down payment and income sufficient to meet lending institutions loan guidelines. Given the paperwork involved in documenting a loan and obtaining title, the process is generally complex enough to require a purchaser to obtain an attorney to aid in the closing of the loan and the purchase, which only adds to the cost.

Generally a purchaser will require title insurance, a survey, a termite inspection, and in The Town of Cicero, a Town Compliance Certificate in order to purchase and/or sell a property. All these costs can be considered to be subsumed within the purchase price.

Once a property is purchased or rented, insurance, taxes, and utilities must be paid and the housing must be maintained, all of which present some level of a barrier to affording the housing.

The Town of Cicero requires an inspection of the property of all homes, prior to the sale, to determine code compliance. This process is done at a minimal expense to offset the cost of the inspection. The properties not "up to code" are cited with a list of code violations, which must be corrected in order to obtain a Certificate of Compliance. The Town believes that the minimal cost is outweighed by the benefits of providing safe and sanitary housing that meets minimum codes. The Town has adopted the 2003 version of the BOCA Building, Fire Prevention, Mechanical, Plumbing and Property Maintenance Codes, and the National Electric Code.

All code requirements add to the cost of producing and maintaining homes, but costs are outweighed by the benefits of safe, sanitary housing. Building codes are necessary to ensure some standard and average livability. An example of one of these codes, which is deemed to be essential, is the requirement that every dwelling unit have two (2) safe, unobstructed exits, and the requirement of having smoke and carbon monoxide detectors.

Likewise, property taxes add to housing costs. In the Town of Cicero, all property is assessed by the Cook County Assessor's Office and the assessed value of the property is multiplied by the sum of the tax rates for all taxing bodies having authority within the corporate limits of The Town of Cicero, to arrive at the annual tax bill. As property values increase, taxes may increase even if the rates do not change. The Town of Cicero has adopted a program of minimizing its tax rate increase at no more than five (5%) percent over the previous year's rate. Commercial and industrial property is taxed at a higher rate than residential and commerce and industry; in effect subsidizing home ownership.

The Town of Cicero also maintains a Zoning Ordinance dividing The Town into eight districts, five of which permit residential uses. Within the residential districts are provisions between single family and multiple family uses. One of the purposes of a Zoning Ordinance is to protect residential uses from commercial and industrial encroachment and to preserve the sanctity of housing districts. The Town's building permit process is simplified and user friendly, and permits are issued at a minimal cost designed to offset the cost of the regulatory process. The Zoning Ordinance is strictly enforced and attempts to intensify the use of residential property are rarely permitted. However, the application process used is simple and the required hearings are promptly scheduled. The Town has struggled to maintain itself as a desirable place to live and believes that all of its codes are necessary in order to further that desire.

During Program Year 2009, The Town of Cicero Department of Housing conducted an analysis of impediments to Fair Housing Choice.

At the conclusion of this process, the Town of Cicero Department of Housing did identify potential impediments to Fair Housing Choice. The complete Analysis of Impediments to Fair Housing is on file, and available for review at the Town of Cicero Department of Housing. The impediments to Fair Housing Choice, and the suggested recommendations are:

**Impediments to Fair Housing identified through this Analysis**

- Lack of employee training regarding Fair Housing Laws, and discriminatory practices.
- Lack of Knowledge regarding Fair Housing Laws and Protective Classes.
- Lack of local government/community service agency participation in community outreach regarding/education regarding to Fair Housing.
- The Illinois Legislative Latino Caucus Foundation identified language barriers and information asymmetry an impediment to fair housing.

**The Town of Cicero Department of Housing Recommendations**

- The Town of Cicero Employees should complete Fair Housing Training, to ensure all employees are aware of Fair Housing and Discrimination Laws.
- The Town of Cicero should sponsor workshops and events on Fair Housing, tailored to both renters, purchasers, landlords, local government, and social service workers.
- The Town of Cicero should conduct informative seminars with private business, non-profit agencies, and public to affirmatively further Fair Housing.
- The Town of Cicero should publish information regarding protective classes, and fair housing laws in their monthly Town News Letter.
- The Town of Cicero needs to ensure that bilingual materials, services, and outreach are available to the community.
- The Town of Cicero should have a Certified Fair Housing Investigator, this certification can be received from the National Fair Housing Training Academy.

The Town of Cicero Department of Housing also identified impediments to Decent Affordable Housing as a by-product to the analysis of impediments to Fair Housing. While not a requirement of this analysis, The Town of Cicero Department of Housing felt it was important to disclose these identified impediments, and make appropriate recommendations. The impediments to decent affordable housing are:

**Impediments to Decent Affordable Housing identified through this Analysis**

- The demand for housing is high in Cicero, but the amount of decent, affordable housing units is not keeping pace with demand.
- The age of Cicero's current housing stock places a greater burden on upkeep and maintenance, thus raising the price of decent housing, and also adding to financial burden from issuance of tickets/violations.
- The Foreclosure crisis may be forcing families to "double-up" in homes/apartments.
- Illegal Apartments located in the Town, are impediments to safe, affordable housing.
- Cost-Burden in homeownership is rising in the Town of Cicero.
- Local infrastructure (Streets/Alleys/Sewer) is deteriorating, and with high cost-burden, need to be invested in.
- Town policy of requiring licensed/bonded contractors for most work that can be done by a handy homeowner adds to the cost of maintaining a home in Cicero.
- Town building permit requirements are "strict".
- Town Building Department staff lack permit knowledge, policies, procedures, and also lack customer service attitude.

**The Town of Cicero Department of Housing Recommendations**

- The Town needs to perform outreach to educate the public on the safety issues related to illegal apartments.
- The Town needs to strictly enforce zoning and building codes, to ensure illegal apartments are identified and remediated accordingly.
- The Town should expand CDBG Housing Rehabilitation Program to include a program for homeowners to correct violations that they receive from the Town's Building Department.
- The Town should investigate the possibility of offering a reimbursement incentive through the CDBG Housing Rehabilitation Program to offer incentives for homeowners to make improvements to their properties.
- Investigate the possibility of offering an incentive program to install energy efficient appliances/windows, insulation, etc... in properties.
- Continue, or expand the Keep Cicero CLEAN event.
- Increase investments in Town Road and Alley pavement projects, to maintain the safety and livability of our neighborhoods.
- Apply for HOME funds in order to offer Down Payment Assistance for people interested in purchasing affordable homes in the Town of Cicero.
- The Town should explore additional funding sources, or internally subsidize/offer incentives for a developer to build on all "Town-Owned" property zoned for residential purposes, with a clause that these units be made "affordable", and made available to current Town of Cicero Residents to attempt to alleviate the population density.
- The Town of Cicero should invest in a Comprehensive Plan to determine community goals and aspirations in terms of community development. This Comprehensive Plan should dictate public policy in terms of transportation, utilities, land use, recreation, and housing, and be a cooperative process between local government, the private sector, and the general public.
- The Town of Cicero needs to perform a land-use assessment/needs assessment, to determine creative ways to alleviate the overcrowding issue in regards to people-per-unit, illegal basement apartments, parking congestion, traffic congestion, school congestion, etc...
- The Town Board, needs to work with the Building Department to ensure internal policies do not add to the cost burden already facing the residents of Cicero.
- The Town of Cicero Building Commissioner needs to review (if applicable) the policies and procedures with the Building Department Staff, and offer more training in Town of Cicero Building Codes, Permit Requirements, and policies and procedures.
- The Town of Cicero needs to offer "Customer Service Training" for all employees of the Town.

### **HOME/ American Dream Down payment Initiative (ADDI)**

As a member of the Cook County HOME Consortium, the Town of Cicero is entitled to receive HOME dollars from Cook County as a subrecipient. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the states and hundreds of localities nationwide. The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.
- HOME's requirement that participating jurisdictions (Participating
- Jurisdictions) match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME investment trust funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan

guarantees or other forms of credit enhancement, or rental assistance or security deposits.

### **Eligible Activities**

Participating jurisdictions may choose among a broad range of eligible activities, using home funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for home-assisted development, and payment of relocation expenses. Participating Jurisdictions may use home funds to provide tenant-based rental assistance contracts of up to 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions. This assistance may be renewed. Up to 10 percent of the Participating Jurisdictions annual allocation may be used for program planning and administration.

### **Rental Limitations**

Home-assisted rental housing must comply with certain rent limitations. Home rent limits are published each year by HUD. The program also establishes maximum per unit subsidy limits and maximum purchase-price limits.

### **Special Conditions**

Some special conditions apply to the use of HOME funds. Participating Jurisdictions must match every dollar of HOME funds used (except for administrative costs) with 25 cents from nonfederal sources, which may include donated materials or labor, the value of donated property, proceeds from bond financing, and other resources. The match requirement may be reduced if the Participating Jurisdiction is distressed or has suffered a presidentially declared disaster. In addition, Participating Jurisdictions must reserve at least 15 percent of their allocations to fund housing to be owned, developed, or sponsored by experienced, community-driven nonprofit groups designated as community housing development organizations (chdos). Participating Jurisdictions must ensure that HOME-funded housing units remain affordable in the long term (20 years for new construction of rental housing; 5-15 years for construction of HOME ownership housing and housing rehabilitation, depending on the amount of HOME subsidy). Participating Jurisdictions have two years to commit funds (including reserving funds for chdos) and five years to spend funds.

### **Agreements between the Town of Cicero and Cook County**

In 2008, the Town of Cicero entered into an Agreement with Cook County to receive the sum of \$350,000 to use in the Town's "Housing Rehabilitation Program." These funds will be used for lead abatement. Also in 2008, the Town of Cicero and Cook County entered into another Agreement in which Cook County has given Cicero its assurance that:

- The Town of Cicero will receive its fair share of HOME dollars from (currently 11.7%) the County's yearly allocation.
- That all HOME funding allocated to the Town of Cicero will be given as a grant - not as a loan.
- That as long as the Town of Cicero uses the allocated HOME funds in a manner that does not violate federal guidelines, Cicero will have sole discretion of how these funds will be used to benefit its residents
- That all program income would come back to the Town of Cicero not to the County.
- That if Cicero brings to Cook County a suitable project for new housing, it will be given preferred consideration.

### **Neighborhood Stabilization Program (NSP)**

The Town of Cicero Department of Housing is currently implementing their NSP1 Action Plan, which was a substantial amendment to their PY2008 Annual Action Plan. Outcomes of NSP1 will be reported in the Town's PY2010 CAPER. At the time of publication, nearly 75% of the Town of Cicero's NSP funds have been obligated.

### **Specific Homeless Prevention Elements**

The Town of Cicero is part of Cook County HOME Consortium. Therefore, in preparing Cicero's 5 Year Consolidated Plan all issues relating to housing are subsumed by Cook County's 5 Year Consolidated Plan, which run concurrent with Cicero's - October 1, 2010 through September 30, 2014. Cook County has prepared the County's Plan on behalf of, and with the assistance of, non-entitlement municipalities and the entitlement



communities of Cicero, Berwyn, and Chicago Heights. These jurisdictions make up the Cook County Consortium. Cook County is the official grantee which receives the federal CDBG, HOME, and ESG funds from HUD on behalf of the Cook County Consortium. Cook County is responsible for the overall administration, planning, monitoring and reporting requirements for these programs. The following is taken from Cook County's 5 Year Consolidated Plan:

#### **A. NEEDS ASSESSMENTS: KEY FINDINGS**

##### **Homelessness**

1. The most recent Point Prevalence Survey for Suburban Cook County was conducted on January 22, 2009. There were 1,190 homeless persons counted on that date. Of the total 1,034 homeless persons were sheltered, and 156 persons were on the streets.
2. Homelessness in Suburban Cook County does not honor any racial boundaries, with 51 % identified as Black/African American, 36% White or White/Hispanic, and 13% mixed or other race.
3. Sixteen percent (16%) of the general homeless population in suburban Cook County reported having a serious mental illness, 19% suffered from chronic substance abuse, and 21% were victims of domestic violence.

One major responsibility of any locality is ensuring the health, welfare and safety of its residents. Planning is essential to coordinate the use of all available resources to aid in the eradication of homelessness in Suburban Cook County. There are limited emergency shelters, transitional housing facilities and permanent housing units in suburban Cook County. This section will detail the following: the continuum's survey research process; the nature and extent of homelessness in Suburban Cook County; chronic homelessness in Suburban Cook County; low income persons at risk of becoming homeless; and Cook County homeless facilities and services inventory.

##### **The Continuum's Survey Research Process**

The Homeless Count data is comprised of:

From the Point-in-Time (PIT) homeless count, including Shelter surveys, conducted by the Cook County Continuum of Care (CoC), Homeless Management Information System (HMIS) data. Point-in-Time (PIT) counts of both sheltered and unsheltered homeless populations are based on the number of homeless persons on a single night during the last week in January, and are conducted biennially. This process is mandated by HUD and ultimately used as a data source (nationally) in the Annual Homeless Assessment Report to Congress. The PIT count in Suburban Cook County took place on January 22, 2009.

##### **Sheltered Homeless Count**

The Continuum has identified over time, through partnerships and collaborative efforts, and informational interactions developed through the three regional homeless community-based service areas (CBSAs), an inventory of homeless housing providers. Shelter Surveys for each type of homeless housing situation (Emergency, Transitional, or Permanent Supportive) were sent to CoC member agencies. Sixty-two completed surveys were returned to the Alliance to End Homelessness in Suburban Cook County (Alliance) the CoC lead agency. The surveys were compared to reported HMIS data and reviewed by the Alliance's HMIS data analysts.

##### **Unsheltered Homeless Count**

The first actual unsheltered (street) count occurred in January 2005 and the second in January of 2007. The third unsheltered count in January of 2009 was much improved due to a greater response from CoC member agencies and other community stakeholder groups. In years past, attempts to estimate the number of unsheltered homeless persons in suburban Cook County was performed through developing unsheltered projections based on sheltered homeless survey data. Continuum regional CBSAs, are very knowledgeable of "hot spots" where unsheltered homeless persons might be observed and interviewed. The goal was to attempt a complete

coverage methodology for the street count, but a more feasible “known location” and partially “complete coverage” methodology was adopted. All information gathered was returned to the Alliance for review and analysis.

## **B. NATURE AND EXTENT OF HOMELESSNESS IN SUBURBAN COOK COUNTY**

### **Demographic Data- Sheltered and Unsheltered Homeless Population**

The Cook County’s CoC third Homeless Count on January 22, 2009 produced some of the most accurate data to date. Primarily due to the increased participation of community partners and the more focused methodology of the Count Coordinators. According to the survey results 1,034 persons were considered homeless, but sheltered; while 156 persons were counted as unsheltered homeless. A total of 1,190 persons were counted as homeless that evening in Suburban Cook County. It is estimated that the total number counted is less than actual due to the unique characteristics of suburban Cook County. Suburban Cook County is made up of vast urban, residential and rural area. Some undeveloped area such as forest preserves become “camp grounds” of sorts for homeless persons, and could create a very dangerous atmosphere for count volunteers without the escort of law enforcement.

Of the 1,034 sheltered homeless persons counted, 54 % (563 persons) were in families with children and 46% (471 persons) were individuals. Of the 156 unsheltered persons counted, 90% (141 persons) were individuals, and 10% were in families with children.

The survey reported 57 % male homeless persons, 42% female homeless persons, and 5% homeless persons of which the gender was unknown or the persons refused to answer. Among the unsheltered homeless 74 % were male, 22% were female, and 4% the gender was unknown or the persons refused to answer.

Fifty-two percent (52%) of homeless persons were between the ages of 18-50. Thirty (30%) percent of homeless persons were age 17 and under, reflecting the large number of persons in families with children. Fourteen percent (14%) of homeless persons were between the ages of 51-60. Over half (52%) of homeless persons were between the ages of 18-60, 36% of homeless persons ages were unknown.

The sheltered survey identified 430 persons as White (46% of the total with 104 of that number White/ Hispanic), and 555 persons identified as Black/African-American (53% of the total). The unsheltered homeless revealed a population comprised of 36% White, 51 % Black/African American, and 13% mixed race or other race.

### **Homeless Subpopulations-Sheltered and Unsheltered**

Per the HUD definition, 159 sheltered persons were identified as chronically homeless, which constitutes 15% of the total sheltered population. Among the unsheltered homeless, 67 persons were identified as Chronically Homeless (43% of the street count).

One hundred and thirty-two sheltered homeless persons were identified as having a serious mental illness (17% of the total), while 37% of the unsheltered homeless admitted to suffering this affliction.

One hundred seventy-five persons of the sheltered homeless population were identified as having a Chronic Substance Abuse problem (12% of the total), while 58 unsheltered homeless persons admitted to having this problem (37% of the street count).

Veterans comprised 9% of the sheltered homeless population (90 persons), while 16% of the unsheltered homeless population claimed to be Veterans (25 persons).

Seven persons with HIV/AIDS were identified within the sheltered homeless population (less than 1% of the total), 2 unsheltered homeless stated that they suffered from HIV/AIDS (1 % of the total street count).

Among sheltered homeless persons 245 were identified as Victims of Domestic Violence (24% of the total), and

10 persons from the unsheltered count (6% of street count) reported being in that situation.

### **Emergency Shelter Survey Results Analysis**

The Emergency Shelter (ES) homeless population on the night of the point in time survey was comprised primarily of individuals (79% of the ES total), and was predominantly male (66% of the ES total). Forty-nine percent (49%) of the ES population was between the ages of 30 and 50 years, split relatively evenly by race (45% Black/African-American and 49% White). More than 34% of the ES population was Chronically Homeless, with many residing clients suffering a Serious Mental Illness (14%) and Chronic Substance Abuse (21%) in spite of strict shelter behavior and conduct rules. Twenty percent (20%) of the ES population, primarily women and children, indicated they were Victims of Domestic Violence. Ninety-two percent (92%) of available Emergency Shelter beds were occupied on the date of the survey, indicating an eight percent (8%) vacancy rate.

### **Transitional Housing Survey Results Analysis**

The Transitional Housing (TH) homeless population on night of the point prevalence survey was comprised primarily of persons in families with children (80% of the total), and was over half female (54% of the TH total). Most of the males counted constituted male children living with their mothers, as indicated by the 299 persons in TH age 17 or under (50% of the TH total). Sixty percent (60%) of the persons in TH were Black/African-American and 35% of the TH populations were identified as White. Twenty-six percent (26%) of the TH homeless population were described as being Victims of Domestic Violence, five percent (5%) of the TH population was defined as Chronically Homeless, with 9% suffering a Serious Mental Illness, and 13% having a Substance Abuse problem. Seventy-nine percent (79%) of the Transitional Housing beds were occupied on the night of the count.

## **C. CHRONIC HOMELESSNESS IN SUBURBAN COOK COUNTY**

There is not a simple or easy solution to solving the community-wide problem of Chronic homelessness. There are many contributing factors to chronic homelessness. Persons that are chronically homeless more than likely suffer from one or more of the following conditions: mental illness, physical and/or developmental disability, alcohol and or substance abuse.

According to HUD a chronically homeless person is an unaccompanied disabled individual who has been continuously homeless for over one year. Although there has been an increase in resources targeted to the homeless population in suburban Cook County, chronic homelessness still exists. While significant strides, for example, have been made in developing housing and services designed to assist homeless women and families with children, these models have not significantly impacted chronically homeless persons in Cook County. It has become apparent that a new approach to alleviating chronic homelessness is necessary.

### **Chronically Homeless Population Needs Analysis**

A chronically homeless person has been identified by the U.S. Department of Housing and Urban Development (HUD) as a person sleeping in a place not meant for human habitation and/or living in an emergency or transitional shelter, that is:

- An unaccompanied homeless individual with a disabling condition;
- Who has either been continuously homeless for a year or more; or
- Has had at least four (4) episodes of homelessness in the past three (3) years. A disabling condition is defined as a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

As indicated above, the results of the Cook County Point Prevalence survey conducted January 22, 2009 indicated that 1,034 persons were considered homeless, but sheltered that evening. An additional 156 persons were counted on the street as being homeless and unsheltered, for a total of 1,190 homeless persons in suburban Cook County on that date.

Of these 1,190 persons, 159 sheltered and 67 unsheltered persons were identified as chronically homeless per the definition of the U.S. Department of Housing and Urban Development (HUD). These 226 chronically homeless

persons represent 19% of the Continuum's total homeless population. Nearly all (64%) of the identified chronically homeless population in suburban Cook County were seeking shelter and services through the Emergency Shelter system, while 14% were housed in Transitional Housing programs. While only 67 persons (43%) of the unsheltered homeless population were identified by survey as being chronically homeless, it is believed by the Continuum that many more unsheltered persons went uncounted, and that a much larger proportion of that population most likely can be described as chronically homeless.

Cook County's chronic homeless population is significantly male (86%), between the ages of 31 and 60 years old (41%), and 51% African-American and 43% White, 6% were unknown or refused to answer. Ten percent of the White persons identified themselves as Hispanic. Forty-four percent (44%) of Cook County's chronically homeless population suffers from a serious mental illness, while 54% have an alcohol or substance abuse problem. Many of these individuals have dual diagnoses for both mental illness and substance abuse. Twenty-two percent (22%) have a physical or developmental disability. Less than half (30%) of the sheltered chronically homeless population has some income, while 70% indicated having no income at all. While only 9% of the general homeless populations were Veterans, 51% of the Chronically Homeless indicated that had Veterans status.

An evaluation of the data presented above lends itself to an obvious conclusion. The chronically homeless population in suburban Cook County exhibits certain physical, developmental, and psychological disability that exacerbates their disconnection from existing shelter and mainstream social support systems. Many of the existing shelters and programs are not designed or equipped to adequately address the issues involving the severity of disabilities (often multiple) of this population. This system disconnect intensifies this population's condition of poverty and isolation, leading to serial or chronic homelessness.

#### **The Current Approach to Addressing Chronic Homelessness**

The homeless shelter and service delivery system in suburban Cook County has evolved in an attempt to address the needs of its homeless population. There is currently an inventory of approximately 1,422 shelter beds available: 463 beds for Emergency Shelter; 594 beds for Transitional Housing; and 189 beds for Permanent Supportive Housing. These shelter beds and services are offered in a variety of programs throughout the county, reflecting a wide range of shelter and service models.

The overwhelming majority of Emergency Shelter beds are seasonal only, generally available from October through April each year, and closed during the warmer months. These beds are offered at faith community sites, generally on a rotating basis from night to night. Eighty percent of original Emergency Shelter beds on the night of the point prevalence survey were denoted as being occupied by individuals, while 20% of beds were occupied by families with children. These shelters do provide a variety of supportive services, but many of their clients, especially those who are chronically homeless, require intensity and duration of services that is generally beyond what is currently available in order to succeed in a permanent housing setting. Also, clients are banned from Emergency Shelters if they create a disturbance, are intoxicated, or otherwise exhibit visible substance usage. When the shelters are closed, day drop-in centers are available to provide basic assistance, but no shelter is offered. The Continuum's survey results indicate that 31% of the Emergency Shelter beds are occupied by persons identified as being chronically homeless. Eight percent (8%) of Emergency Shelter beds were unoccupied on the night of the survey.

Transitional Housing programs offer housing and supportive services for homeless persons from 6 to 24 months. Most of the established Transitional Housing programs are targeted to families with children, many specifically for women and their children. On the night of the survey, 80% of Transitional Housing beds were occupied by families with children, with only 20% of beds occupied by individuals. In addition, most Transitional Housing programs by their very nature are selective, screening out clients from participation if they exhibit the kinds of disabilities associated with the chronically homeless. The survey results indicated that only 5% of the Transitional Housing populations served were considered to be chronically homeless persons. While many Transitional Housing clients successfully attain permanent housing, after 24 months their program assistance ends, and the clients generally must seek their own means and methods for sustaining their housing situation. For individuals with the disabling conditions associated with chronic homelessness, Transitional Housing often is not the most effective option.

While clients of Permanent Supportive Housing programs are not to be utilized when factoring chronic homelessness, it is important to note that there are only 193 PSH beds in suburban Cook County. On the night of the survey, there were 189 occupants in those available beds, indicating virtual full capacity. The lack of Permanent Supportive Housing beds in the existing Continuum system is abundantly clear.

The Continuum anticipates that there are more unsheltered homeless than counted, with a much higher percentage of them defined as chronically homeless, there currently exist no specific system-wide process for addressing the needs of this population.

### **Continuum's New Approach to Ending Chronic Homelessness**

To end chronic homelessness in suburban Cook County over the next ten years, the Continuum of Care's approach to addressing this problem must undergo a fundamental change in emphasis, from relying on the existing formula of a staged homeless housing system to a new effort based on the following key elements.

### **Priority Needs and Resource Allocation**

The Cook County Continuum of Care in its Strategic Plan has specifically the from its general homeless population, persons who are chronically homeless, homeless persons who suffer a serious mental illness, and homeless persons who have a substance abuse problem, as the subpopulations whose needs are to be given priority when planning, developing, and coordinating resources for homeless housing and service delivery. This statement of priority for chronic homelessness, and its contributing disabilities, as identified in this Plan, will require a substantial shift in the use of the Continuum's resources in order to address this issue. This transformation will require some resources previously directed to serve other homeless subpopulations or for other forms of homeless housing and services to be targeted to ending chronic homelessness. Resources targeted to addressing the prioritized needs are essential. Efforts will be focused on providing the following two key elements: 1) an adequate supply of permanent supportive housing, either project- or tenant-based; or 2) a comprehensive supportive services framework needed to maintain housing.

### **Outreach, Engagement, and Long-term Support**

Increase and enhance Continuum-wide outreach and assessment capabilities, especially for persons with serious mental illness, through the establishment of a Continuum Assertive Community Treatment (ACT) team, which will coordinate with the Illinois Department of Human Services (IDHS), Division of Mental Health. ACT is an evidence-based practice that is especially well suited to the establishment of trusting relationships between homeless persons with mental illness and professional helpers.

In this model, outreach workers offer patient, persistent, and continuing contacts over relatively long periods of time, and are able to straddle multiple systems of care to access appropriate services. While such a team would not exclusively serve the chronically homeless, this population would be targeted for prioritized assistance.

### **Permanent Supportive Housing Opportunities**

For those persons who have been identified by the Continuum as being chronically homeless, the Continuum needs to employ a strategy that assists persons to exit their homeless condition as quickly as possible by placing them in permanent housing and linking them to the necessary supportive services. This strategy recognizes that the factors contributing to the person's homelessness (their disabilities, etc.) can best be remedied by addressing those fundamental issues in a setting where the person is safely housed and has access to the support services that can prevent the reoccurrence of homelessness. It is further recognized that this supportive service environment may be required over a very long term, if not a lifelong, period of time, therefore requiring a significant investment of resources.

### **Provision of Comprehensive Supportive Services**

The Continuum must implement a strategy that provides a comprehensive approach to the provision of supportive services for chronically homeless persons in a permanent housing setting. These services must be based on a specific plan of action for each chronically homeless client, with participating service agencies each contributing

according to their strengths and resources in a cohesive and coordinated service plan.

**Continuum of Care System infrastructure**

The initiatives identified above will require an underlying system-level Continuum infrastructure in order to address and impact the chronic homelessness. It is anticipated that the implementation of the Cook County Homeless Management Information System (HMIS) will enable the Continuum to manage collected information more efficiently, to improve the effectiveness of service delivery, and to better understand the relationships between service utilization and client outcomes over time.

**Five-Year Initiatives to End Chronic Homelessness**

In order to begin implementation of the Continuum's plan to end chronic homelessness, the Cook County Continuum of Care will seek to implement the following initiatives over the next five years:

1. **Priority Needs and Resource Allocation** - The Continuum of Care will propose strategies, develop projects, and identify a resource allocation plan that focus on addressing the priority needs of the chronically homeless in suburban Cook County.
2. **Outreach, Engagement, and Long-term Support – The Creation of a Continuum Assertive Community Treatment (ACT) team.**
3. **Permanent Supportive Housing Opportunities-** Develop Safe Havens and Harm Reduction Residential Housing opportunities for 50 chronically homeless persons.
4. **Revision of Comprehensive Supportive Services-** Develop a coordinated and comprehensive supportive service implementation system for 50 chronically homeless persons living in Permanent Supportive Housing.
5. **Continuum of Care System Infrastructure** - The implementation of the County's HMIS system will aid in the effective coordination of housing and supportive services for chronically homeless persons in suburban Cook County.

The Cook County Continuum of Care, through the collaborative partnership between Cook County and the Alliance to End Homelessness is dedicated to the eradication of chronic homelessness in the suburbs. The Continuum is well aware that reshaping the existing configuration of resource allocation, the housing and services delivery system, and the specific emphasis on the development of new Permanent Supportive Housing, will require a great level of cooperation and coordination within the framework of the existing homeless provider community. This transition will be difficult and require the detailed planning and patience, but the dedicated commitment of the Continuum to serve the overall needs of the homeless, will guide its implementation and eventual success.

**D. LOW INCOME PERSONS AT RISK OF BECOMING HOMELESS**

For the purposes of this Consolidated Plan, data tables from the HUD CHAS Data Book from the 2000 Census were used to analyze the potential number of households in Cook County who are at risk of becoming homeless. The HUD CHAS data tabulated the number of low income households within the Cook County jurisdiction and calculated the percentage having housing problems, and the amount of monthly rent or mortgage payments utilized as a percentage of their income.

Cook County and the Alliance have analyzed the 2000 Census and CHAS data and the experiences of housing counseling agencies and Continuum housing developers to determine a formula for indicating household risk of becoming homeless. This analysis has indicated that those individuals and families at risk of becoming homeless are generally those households whose incomes are below 30% of the area median income, or those households considered to be extremely low income. In addition and more specifically, those households who are extremely low income, are living with any housing problems, and have a housing cost burden exceeding 50% of household

income have been determined to be at risk of becoming homeless. While this housing and income analysis indicator is not an exact predictor of a household's specific risk of homelessness, it does function as an acceptable planning tool and estimation evaluation process for the purposes of this Plan.

According to the 2000 Census, as described in the CHAS Data, among Renter Households there are 225,665 renter households with incomes less than 30% of the area median income. Of these renter households, 60%, or 171,505 households, have some housing problems, and 56%, or 126,327 households, have housing cost burdens exceeding 50% of income. Based on the above information, at a minimum, at least 15% of Cook County's total renter households are potentially at risk of becoming homeless.

According to the 2000 Census, as described in the CHAS Data Book, among Owner Households there are 83,465 owner households with incomes less than 30% of the area median income. Of these owner households, 79%, or 65,937 households, have some housing problems, and 59%, or 49,244 households, have housing cost burdens exceeding 50% of income. Based on this data, at a minimum, at least 4% of Cook County's total renter households are potentially at risk of becoming homeless.

#### **2009 Census Population Estimate Data and 2009 CHAS Data**

Using the 2009 Census population estimate data, as described in the 2009 CHAS Data, there are 356,775 renter households with incomes less than 30% of the area median income. All of which have some housing problems, and 82% or 293,265 households had sever cost burden.

According to the 2009 Census population estimate data, as described in the 2009 CHAS Data, among Owner Households there are 267,300 owner households with incomes less than 30% of the area median income. Of these owner households, 56%, or 151,185 households have housing cost burdens.

#### **Permanent Affordable Housing**

It is essential that Cook County create and develop additional permanent affordable housing for those households most at risk of becoming homeless. A wide range of permanent affordable housing options is necessary to address the identified need. Strategies to address this issue must include the availability of HOME Program rental assistance, HOME funded affordable rental housing, the development of Single-room Occupancy units (SROs), the continued support of HOME and CDBG funded residential rehabilitation programs for both rental and owner properties, and the enhancement of HOME funded home-ownership programs.

#### **Homeless Prevention**

The coordination of a county-wide and Continuum-wide strategy designed to prevent homelessness from first occurring among those persons in Cook County who are at imminent risk of homelessness is an essential. The Continuum as a whole must work cohesively to coordinate existing resources to expand services to prevent homelessness. These efforts will be focused on utilizing available services such as one time or short term rent, mortgage, or utility assistance, legal assistance, counseling, and housing placement services, in a more comprehensive and coordinated fashion to better address the needs of at risk households. Other available resources such as FEMA and IDHS funds will also be utilized and coordinated more effectively.

Cook County will work to encourage service providers to work within the continuum to spread resources throughout the County. The willingness and corporation of the members of the continuum that are service providers is paramount. Without the participation of service provider agencies the efforts to coordinate a more communicative and communal homelessness prevention process will not succeed.

#### **E. COOK COUNTY HOMELESS FACILITIES AND SERVICES INVENTORY**

The following table represents a brief summary of the Emergency Shelter system site locations, bed capacities, and persons housed on the date of the Cook county Continuum of Care Point Prevalence Survey.

**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

EMERGENCY SHELTER PROGRAMS						
Emergency Shelter Program Provider Name	Continuum of Care Region (CBSA)	Beds for Households With Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	Point-in-Time Homeless Count
Aunt Martha's Youth Services	South	4	2	12	16	11
B.E.D.S. Plus	West	0	0	0	0	15
Bethel Community Facility	South	4	1	61	65	60
Crisis Center for South Suburbia	South	35	5	0	35	32
Journeys from PADS to Hope	North	0	0	0	0	78
Pillars	West	23	1	1	24	13
South Suburban PADS	South	0	0	0	0	129
The Harbour Inc.	North	0	0	6	6	1
Town of Cicero	West	0	0	0	0	7
West Suburban PADS	West	0	0	0	0	52
WINGS Program Inc.	North	25	1	5	30	28

The following table represents a brief summary of the Transitional Housing programs site locations, bed capacities, and persons housed on the date of the Cook county Continuum of Care Point Prevalence Survey.



**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

Transitional Housing Programs						
Transitional Housing Program Provider Name	Continuum of Care Region (CBSA)	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	Point-in-Time Homeless Count
Bethel Human Resources	South	0	0	26	26	18
Catholic Charities	County-Wide	145	38	41	186	186
CEDA Bloom Rich	South	0	0	12	12	9
CEDA Central	West	34	13	1	35	35
CEDA Northw est	North	78	23	7	85	65
Connections for the Homeless	North	8	3	0	8	8
Fellow ship Housing Corporation	North	18	6	0	18	11
Tow n of Cicero	West	10	3	0	10	10
Pillars	West	24	8	0	24	18
South Suburban Family Shelter	South	30	10	0	30	23
South Suburban PADS	South	0	0	20	20	14
The Center of Concern	North	8	4	8	16	15
The Harbour Inc.	North	40	20	18	58	30
Together We Cope	South	30	10	0	30	18
Vital Bridges	West	4	1	4	8	7
West Suburban PADS	West	7	3	1	8	8
WINGS Program Inc.	North	80	20	2	82	54
YMCA Netw ork	State / County Scattered Site	54	18	20	74	65

The following table represents a brief summary of the Permanent Supportive housing programs site locations, bed capacities, and persons housed on the date of the Cook county Continuum of Care Point Prevalence Survey.

**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

Permanent Supportive Housing Programs					
Permanent Supportive Housing Program Provider Name	Continuum of Care Region (CBSA)	Beds for Households with Children	Beds for Households without Children	Total Year-Round Beds	Point-in-Time Homeless Count
Grand Prairie Services Shelter + Care (STARS)	South	35	21	56	56
Housing Authority of the County of Cook- Vital Bridges Shelter + Care	West	4	13	17	16
Housing Opportunity Development Corp.- Permanent Housing for Homeless	North	12	0	12	12
Interdependent Living Solutions Center (Genesis Place)	South	0	10	10	10
Oak Park Housing Authority	West	0	5	5	4
Pillars (WCHIP)	West	13	24	37	37
New Foundation Center- Salubrity House	North	0	8	8	6
New Foundation Center- Project Esperanza	North	0	8	8	8
New Foundation Center- Project Esperanza	North	0	4	4	4
Housing Authority of the County of Cook- VASH Vouchers	West	2	5	7	7
Grand Prairie Services Shelter + Care	South	15	13	28	28

The following table represents a brief summary of the Housing Prevention program site regional locations and annual Emergency Shelter grants (ESG) Program service projections. Also indicated are Continuum of Care organizations that receive additional Homeless Prevention funding from the Illinois Department of Human Services (IDHS), and provided prevention assistance through the Continuum's Homeless Prevention Regional

**Town of Cicero, Illinois**  
**2010-2014 Five Year Consolidated Plan & Strategic Plan and 2010-2011 One Year Action Plan**

Networks. Additional Homeless Prevention dollars are allocated to the region by the Federal Emergency Management Agency (FEMA).

<b>Homeless Prevention Programs</b>			
<b>Homeless Prevention Service Provider Name</b>	<b>Continuum of Care Region (CBSA)</b>	<b>Annual ESG Service Projections by Households Served</b>	<b>Receive IDHS Funding/ Participates Continuum HP Network</b>
Bethel Community Facility	South	44	Yes
Bethel Human Resources	South		Yes
Catholic Charities	County-wide	25	Yes
Catholic Charities Northwest Suburban	North		Yes
Catholic Charities South	South		Yes
Catholic Charities Southwest	South		Yes
CEDA Bloom/Rich	South		Yes
CEDA Harvey	South		Yes
Center for Community Action	South		Yes
CEDA Neighbors at Work	North		Yes
CEDA Northwest	North		Yes
CEDA Downtown	County-wide	64	Yes
CEDA Near West	West		Yes
CEDA Summit	West		Yes
Connections for the Homeless	North	20	Yes
Crisis Center for South Suburbia	South	14	No
Ford Heights Community Service Organization	South	8	No
Hope Community Services	South		Yes
Jewish Federation So Suburban	West		Yes
PLCCA	West	20	Yes
Respond Now	South	0	Yes
Sarah's Inn	West	8	Yes
South Suburban Family Shelter	South	30	Yes
South Suburban PADS	South	12	Yes
The Center of Concern	North		Yes
Together We Cope	North	26	Yes
Vital Bridges	West		Yes
West Suburban PADS	West		Yes
WINGS Program	South		Yes

The highest priority homeless subpopulation to be targeted for assistance by this Plan and the Continuum of Care Strategy Exhibit 1 are persons who are Chronically Homeless per the HUD definition. By the very nature of Chronic Homelessness, such persons are afflicted with disabling conditions, primarily Serious Mental Illness and

Chronic Substance Abuse, and/or physical and developmental disabilities. The Continuum also recognized that many Seriously Mentally Ill or Chronic Substance Abusers are under reported on survey instruments, or their conditions are often misdiagnosed or not clearly recognized by shelter and service provider staff. In addition, research indicates that many of the unsheltered homeless are unsheltered because the conditions of their disabilities may exclude them from the environments developed in the existing shelter system. Therefore, the Continuum prioritized the Chronically Homeless, Seriously Mentally Ill, and Chronic Substance Abusers as the three highest priorities, even though the strict percentages may be less than other identified subpopulations.

This prioritization indicates the Continuum's desire to focus attention and allocate resources to housing and services directed to address the needs of these specific homeless subpopulations. Youths, persons aged 17 or under, comprise a significant number of total homeless persons identified by the Continuum of Care. However, it should be noted that many of these Youths are members of homeless households, or the children of homeless persons. Many of the Youths counted in the Point Prevalence Survey were residing in Transitional Housing programs, generally with their mothers. While many of the persons identified as Youths are not the traditional unaccompanied homeless youths, their numbers alone make their situation relevant for purposes of prioritization. The Continuum, while targeting Chronically Homeless (individuals) as the highest priority subpopulation, has also indicated the needs of homeless families (and thereby Youths) as a high priority concern.

Victims of Domestic Violence comprised 21% of the total homeless populations in suburban Cook County. Most of the Victims are women, and many of these women have children. This segment of the homeless population continues to be the priority focus of several programs that address the specific needs of this subpopulation. The Cook County Continuum of Care survey research indicates that 9% of the total suburban homeless populations were identified as Veterans. While this number is not insignificant, it is relatively smaller than other subpopulations.

Mostly women and their children being served in Transitional Housing, this is understandable, while 7% of the Emergency Shelter population were designated as Veterans. Persons with HIV/AIDS represent less than 1% of the total homeless population. Within the Continuum there are existing programs, primarily Transitional Housing and some Permanent Supportive Housing units that target this subpopulation for the provision of shelter and services.

There are currently six projects supported by McKinney-Vento Homeless Assistance Grants that have some units in or participants from Cicero. Together, these programs represent nine (9) affordable units of supportive housing in Cicero. One of the six projects is a services-only program that serves about 27 homeless people per year who are from Cicero.

Together, the portion of McKinney-Vento funds through the suburban Cook County Continuum of Care that directly serves Cicero residents is an estimated \$240,000 or 15% of those six projects.

**The projects include:**

<b>LEAD AGENCY:</b>	<b>PROGRAM:</b>	<b>APARTMENTS IN CICERO (estimated):</b>
Catholic Charities	New Hope Apartments - West	2 apartments
CEDA & West Suburban PADS	West Supportive Housing Program	One 2 BR apartment
Pillars (formerly, Community Care Options)	Project WCHIP	One apartment
Vital Bridges	Shelter Plus Care	2 apartments
West Suburban PADS & South Suburban PADS	Project WISH	Three 1 BR apartments
Pillars (Community Care Options) & West Suburban PADS	Project WIN (supportive services only)	Approx. 27-30 Cicero residents served annually

## **Emergency Shelter Grants (ESG)**

### **EMERGENCY SHELTER GRANTS (ESG) PROGRAM AWARD CRITERIA**

Cook County staff employs the following criteria to determine funding recommendations for the ESG Program:

A comprehensive review of project applications is conducted based on the timeliness of submission, attendance at the required County Public hearing in March, the completeness and clarity of the application request, the documented need for the specific project requested, and the reasonableness of the dollar request. The Cook County ESG Program does not finance start-up programs with no proven track record of administrative capacity or project performance, without an existing shelter facility or program, and lacking the necessary required audit documentation;

The project applicant must also clearly demonstrate the extent of active partnership and collaboration efforts with other homeless service providers within the context of the Continuum of Care process.;

Administrative capacity, auditing compliance, and performance progress on previously funded projects must be demonstrated to be eligible for funding. Poor performers will not be considered for funding. Problem performers will be penalized with reduced funding;

Staff recommendations attempt to fund all eligible project applications that meet the basic criteria indicated above, if the projects are consistent with the Cook County Continuum of Care Strategy and the Consolidated Plan, and participate in the Continuum of Care and HMIS process;

Staff recommends that the threshold for the minimum cost effective grant amount awarded under the ESG Program be at least \$5,000. No Cook County ESG project will be funded for less than that amount;

Where possible, staff will allocate funds to subrecipients, as renewal projects, at a level commensurate to their previous grant in the categories requested, taking the overall grant reduction amount into consideration; and

All ESG Program projects funded must be or become an active participant in the County's Homeless Management information System (HMIS) system. Any applicant not meeting that criterion may be considered ineligible for the ESG Program. Staff recommends that all ESG Program applicants contact the County's HMIS administrator, the Alliance to End Homelessness in Suburban Cook County, as soon as possible to ensure compliance with this HUD mandated HMIS requirement.

Cook County Discharge Coordination Policy - The CoC lead agency, the Alliance to End Homelessness in Suburban Cook County and members in partnership with Cook County adopted a Discharge Coordination Policy for Suburban Cook County in September of 2007. The policy was enacted to prevent the discharge of persons

from publicly funded institutions or systems of care in resulting in homelessness. The Alliance to End Homelessness in Suburban Cook County and its members understand and agree to the following:

**Foster Care** - The Alliance agrees with the formal protocol developed by the Youth Housing Assistance Program of the Illinois Department of Children and Family Services (DCFS) to provide housing advocacy and cash assistance to young people ages 18 to 21 emancipated from foster care. Up to six months prior to emancipation, a youth who is homeless or at risk of homelessness may apply to the program and if accepted, is assigned a Housing Advocate who helps to find housing, create a budget, and provide linkages for other services. The program offers cash assistance for security deposit and move-in expenses up to \$800 (\$1200 if parenting, pregnant or disabled) and a rental subsidy up to \$100 per month. Youth service providers and the DCFS Local Area Networks also understand and agree to this formal protocol.

**Health Care** - The Alliance members will continue to work locally with hospital representatives to provide improved housing referral information for patients being discharged who are homeless since JCAHO accreditation procedures do not address housing placement specifically as a part of discharge planning.

**Mental Health** - The Alliance agrees with the formal protocol of the Illinois Department of Human Services, Division of Mental Health (DHS/DMH) known as the "Continuity of Care Agreement" between State-Funded Inpatient Psychiatric Services (SFIPS) sites and community providers. The agreement cites the best practice of not discharging persons into homelessness; that SFIPS sites and provider agencies will work together to find appropriate housing that the individual is willing to accept; that if it is reasonably anticipated that housing will shortly be in place a SFIPS site may delay discharge to prevent homelessness; and if an individual is not housed at discharge, the clinical record must document the reasons.

**Corrections** - The Alliance agrees with the formal protocol developed by the Placement Resource Unit (PRU) of the Illinois Department of Corrections that provides caseworkers to identify services needed by the ex-offender upon reentry, including housing placement.

## **Community Development**

As part of the development of The Town of Cicero's Department of Housing 5-year Consolidated Plan, The Town identified community development needs that directly and indirectly impact housing. Only a limited amount of CDBG funds will be used for these improvements. The remaining funds necessary to complete these improvements will come from motor fuel tax monies, TIF monies, The Town of Cicero general operating fund, and a possible bond issue.

The Town has also made a commitment to the redevelopment of its commercial and industrial areas. Historically, The Town of Cicero has been a blue collar and industrial community and at one time was the largest exporter of heavy, industrial goods in the State of Illinois outside the City of Chicago. During the 1980's, many of the Town's largest industrial plants ceased operations. In 1985, in response to the loss of industry, The Town of Cicero began to develop and implement strategies for economic development that included the adoption of a Tax Increment Financing District. Through tax increment financing, The Town has completely redeveloped the former Hawthorne Works site into a combined commercial and industrial center. The Town continues to identify sites, which are appropriate for redevelopment, and offers incentives to businesses and industries that desire to relocate to the Town, or expand current operations and increase the employment opportunities available within The Town. The Town of Cicero has purchased the Chicago Motor Speedway and is now working on plans to redevelop the site. The Town desires to continue its efforts to develop and redevelop both commercial and industrial areas within its corporate limits.

Although The Town of Cicero is a suburb, with its location directly adjacent to the west side of Chicago, it experiences the same problems as other urban communities, such as crime. As part of its crime prevention/safety promotion program, and infrastructure improvements, The Town has developed cul-de-sacs to close off streets to through traffic and thereby prevent unwanted traffic in residential areas and making access and exit more difficult and deterrent to potential crime. Further crime prevention activities are needed to maintain safe neighborhoods, safe housing, safe transportation, and in particular, safety for the elderly. Early intervention programs are in coordination with services provided by schools, churches, and agencies are which will be used to support and encourage family values and to combat gangs and drug abuse.

Efforts need to be increased to discourage and eliminate delinquency, as delinquency overlaps and reflects community concerns about crime, joblessness, lack of childcare, and gang activities. The Town recently completed the development of a park at 1808 S. Laramie Avenue. This park is on the site of a former abandoned factory, and will not only improve the aesthetics of the Laramie Avenue Corridor, but will help combat crime indirectly, by providing a new outlet for juveniles.

There is a need for additional affordable housing for the entire population of Cicero; in particular: the elderly, handicapped, low-income, and other special needs populations.

The Cicero Youth Commission is charged with the responsibility of educating children regarding the dangers of drug abuse and gang affiliation. They also devise program activities as alternatives to gang memberships. The Youth Commission has sponsored various family orientated activities, such as family-festivals, as well as Halloween, Christmas, and Easter functions. The Town also has a community watch program that involves citizens in the crime detection and prevention system. These types of programs need to be monitored for their success and new programs developed to continue to meet the communities needs.

In its continuing efforts to eradicate gang activity within its borders, The Town of Cicero has filed lawsuits against some of the more prevalent criminal street gangs within its borders. This action is similar to that taken by San Diego, California, which proved successful for that city.

This year, there was an overwhelming response to the advertisements soliciting applications to Social Service Agencies and other local Non-Profit Agencies. In total, the Town of Cicero Department of Housing received 28 completed applications. These 28 applications requested \$840,550.00 in Public Service Activities, and

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\$1,060,739.00 in Public Facility Projects. The entitlement grant and program income from The United States Department of Housing and Urban Development (HUD) does not meet the overwhelming need The Town of Cicero Faces. The Town of Cicero reviewed all applications for HUD activity eligibility and feasibility, and has completed an eligibility checklist for each application. Even though some of the activities were not eligible, The Town faced a very difficult situation. With a limited budget, and so many worthwhile activities, budgetary and award decisions were very difficult. For example, the 15% cap on Public Services is around \$251,000.00. As seen above, the Town received over \$840,000.00 in Public Service Requests. Also, with the high demand for housing rehabilitation assistance, the budget for Public Facility Projects has been capped at \$415,401.00, with over \$1,060,000.00 in requests.

HUD eligibility was not the only consideration. Following the 5-year Consolidated Plan's priorities/objectives was also taken into consideration. The Priorities/Objectives are:

1. Priority 1: Housing
  - 14A Single Family Rehabilitation
  - 14H Rehabilitation Administration
2. Priority 2: Lead Hazard Reduction
  - 14I Lead-Based/Lead Hazard Test/Abatement
3. Priority 3: Service to Non-Homeless Persons with Special Needs
  - 05 Public Services
  - 05A Senior Services
  - 05B Handicapped Services
  - 05D Youth Services
  - 05G Battered & Abused Spouses
  - 05L Child Care Services
  - 05M Health Services
  - 05O Mental Health Services
4. Priority 4: Improvements to Public Facilities
  - 03 Public Facility and Improvements
  - 03B Handicapped Centers
  - 03D Youth Centers
  - 03F Parks, Recreational Facilities
  - 03K Street Improvements
5. Priority 5: Program Administration



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<b>Program Year 2010 Agencies Contacted</b>					
	<b>Name of Agency &amp; Address</b>	<b>Date Sent</b>	<b>Received</b>	<b>Public Service</b>	<b>Public Facility</b>
1	Boys Club (After School)	03/31/10	05/06/10	\$3,000.00	
2	Boys Club Girls Program	03/31/10	05/06/10	\$20,000.00	
3	Boys Club Construction	03/31/10	05/06/10		\$18,000.00
4	Catholic Charities	03/31/10			
5	Children's Center	03/31/10	05/11/10	\$28,000.00	
6	Shelter Program	03/31/10	05/10/10	\$52,250.00	
7	Pillars, 8020 W. 87th St., Hickory Hills, IL	03/31/10			
8	POPD	03/31/10			
9	Youth Commission	03/31/10	05/17/10	\$70,000.00	
10	Family Services	03/31/10	05/17/10	\$80,000.00	
11	Family Services	03/31/10	05/17/10		\$170,000.00
12	Mujeres Latinas	03/31/10	05/17/10	\$20,000.00	
13	Chamber of Commerce	03/31/10			
14	YMCA	03/31/10			
15	Haw thorne Park	03/31/10			
16	Clyde Park, 1909 S. Laramie,	03/31/10			
17	Seguin Retarded Citizens	03/31/10	04/19/10		\$3,400.00
18	Literacy Program	03/31/10			
19	Seguin Services	03/31/10	05/05/10		\$90,000.00
20	Clerk's Office, Marylin Colpo, Tow n Hall	03/31/10	05/16/10		\$426,000.00
21	President's Office, Tow n Hall	03/31/10			
22	South Cicero Baseball	03/31/10	05/10/10	\$35,000.00	
23	Community Chest	03/31/10			\$60,389.00
24	Community Support Services	03/31/10	05/17/10		\$100,000.00
25	Cicero Pub. Library	03/31/10			\$10,700.00
26	Garage Demolitions	N/A	N/A		\$20,000.00
27	Corazon Community Services	03/31/10	05/17/10		\$50,000.00
28	CEDA (GLO Program)	03/31/10	04/20/10		\$26,750.00
29	Youth Crossroads	03/31/10			
30	West Suburban Pads	03/31/10			
31	Sarah's Inn, 101 W. Madison, Oak Park	03/31/10	05/17/10	\$15,000.00	
32	Vida Abundante	03/31/10	05/17/10	\$10,000.00	
33	Chicago Metro Association for the Education of the Young Child	03/31/10	05/17/10	\$19,800.00	
34	Ladder Up	03/31/10	05/17/10	\$5,000.00	
35	Mexican Cultural Committee	03/31/10			
36	Building Department, Frank Zolp	03/31/10			
37	Health Department	03/31/10	05/17/10	\$70,000.00	
38	Cicero Housing Authority	03/31/10	04/21/10	\$25,000.00	
39	Ramp Up, 547 W. Jackson Blvd., Chicago	03/31/10	05/17/10	\$130,000.00	
40	Good Shepherd Church	03/31/10			
41	Spanish Coalition for Housing	04/28/10	05/19/10	\$200,000.00	
42	Ceda Near West	04/28/10	05/19/10	\$27,500.00	
43	Solutions for Care (formerly BCCOA)	05/10/10	05/17/10	\$20,000.00	
44	Inner City Impact	05/15/10	05/17/10		\$85,500.00
45	West Suburban Special Rec	03/31/10	05/17/10	\$10,000.00	

\$840,550.00 \$1,060,739.00

Total PY 2010 Requests \$1,901,289.00

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The following lists are the Proposed CDBG Projects that will be funded with CDBG funds to help continue The Town of Cicero's Community Development needs. The Town of Cicero also uses HUD's Performance Measurement Outcome Statements for each project of a Program Year.

<b>Town of Cicero Department of Housing</b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2010-0001	Tow n of Cicero	Administration	5	N/A	N/A	\$335,350.00
2010-0002	Tow n of Cicero	Housing Rehabilitation	1	DH-3	Town-Wide	\$600,000.00
2010-0003	Tow n of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$75,000.00
<b>Total</b>						<b>\$1,010,350.00</b>

<b>Public Service</b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2010-0004	The Boys Club	After-school Program(s)	3	SL-3	Town-Wide	\$23,000.00
2010-0005	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$21,000.00
2010-0006	Youth Commission	After-school Program	3	SL-3	Town-Wide	\$70,000.00
2010-0007	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$57,000.00
2010-0008	Cicero Housing Authority	Staff Salary	3	SL-3	Town-Wide	\$25,000.00
2010-0009	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$20,000.00
2010-0010	Spanish Coalition	Housing Counseling	3	DH-3	Town-Wide	\$10,000.00
2010-0011	South Cicero Baseball	Little League Baseball	3	SL-3	Town-Wide	\$25,000.00
<b>Total</b>						<b>\$251,000.00</b>

<b>Public Facilities</b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2010-0012	Tow n of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$380,512.00
2010-0013	Tow n of Cicero	Garage Demolitions	4	SL-3	Town-Wide	\$20,000.00
2010-0014						\$0.00
2010-0015						\$0.00
<b>Total</b>						<b>\$400,512.00</b>

### **Antipoverty Strategy**

The Town's strategy to eliminate poverty is to assist persons and households to obtain and keep employment. Through a general assistance program, The Town provides income maintenance and food distribution tied to participation in vocational training and job searches. Through its economic development function, The Town tends to create new employment and encourage businesses to use Cicero residents as a first source for its labor needs.

### **Non-homeless Special Needs (91.220 (c) and (e))**

Services to this particular population require the coordination and collaboration of both governmental and non-for-profit agencies. Persons served include the developmentally disabled, the mentally ill, victims of domestic violence, victims of sexual abuse, and youths in need of daycare services, after school programs, summer programs, and cultural awareness programs.

### **Specific HOPWA Objectives**

*Not Applicable*

### **Rationale for Geographic Distribution of Assistance**

The Town of Cicero does not specifically target any particular area for CDBG assistance. As seen from the Town of Cicero's Census Tract Data, all but one (1) census tract have low/mod concentrations greater than 50%. Using this information, The Town of Cicero has adopted the policy to offer CDBG assistance "Town Wide". If

demographics change within the boundaries of Town of Cicero, the local government will revisit this policy and amend as needed, to ensure those who need assistance most will benefit from the programs offered.

### **Underserved Needs**

Funding seems to be the largest obstacle for underserved needs, as well as building collaborative relationships with outside agencies.

Town's Grant Writer, Jose Alvarez, has now been placed to work out of our Department. Jose has his office in our building. This serves as a behavioral process to develop a more collaborative and working relationship between the CDBG Staff and the Town's Grant Writer. The Grant writer, is working closely with us, and will be able to determine the unmet needs in order to apply for outside funding. The Grant Writer will also be instrumental in developing our next strategic plan, and performing a local needs assessment.

The Town's CDBG staff is also going to work on building collaborative relationships with outside agencies such as PADS, the Continuum of Care, Cook County, and neighboring communities.

Forming collaborative relationships will allow all parties to better plan, and take a proactive stance to issues instead of a reactive stance. Needs are not isolated to individual communities, and most issues tend to be regional. By forming regional relationships, communities can share success stories, and learn from others mistakes. The Town has also been working collaboratively with Chicago Metropolitan Council for Planning (CMAP) on developing a regional application for NSP2.

### **Additional Narrative Chronic Homelessness**

The Town of Cicero continues to actively participate in the Continuum of Care process by working with The Alliance to End Homelessness in Suburban Cook County in order to end chronic homelessness. The Alliance to End Homelessness in Suburban Cook County, the lead agency for the Cook County Continuum of Care (IL-511), has set the goal of creating 20 additional beds each year of permanent supportive housing for chronically homeless individuals in suburban Cook County, which includes the Town of Cicero. In west suburban Cook County, the West Cook Housing Initiative Partnership (WCHIP) project, which is a collaboration of several agencies including West Suburban PADS and Pillars Community Services, has expanded from offering thirty units of permanent supportive housing (some of which serve chronically homeless individuals) to offering an additional nine beds for chronically homeless individuals.

### **Additional Narrative Public Housing**

Currently, the Cicero Housing Authority has made significant progress in an attempt to better meet the needs of residents participating and seeking assistance through the Housing Choice Voucher Program. The Cicero Housing Authority has begun various initiatives, which are intended to exemplify the mission statement established at the inception of the Housing Choice Voucher Program (HCV):

*The Cicero Housing Authority's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The Cicero Housing Authority will promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.*

It is the opinion of the Cicero Housing Authority—both in the short and long-term—that rental markets within the Town of Cicero will see an increased demand. Because this rising demand in rental markets may, or may not, be due to the recent national housing crisis, the Cicero Housing Authority is preparing to position itself to better meet the possible rise in households, which will seek out subsidized housing.

The Cicero Housing Authority has determined that by restructuring its internal operations, can the community and its residents be effectively and efficiently serviced. Therefore, on September 1, 2010, the Cicero Housing Authority moved its office location to 6140 W. Cermak Rd. This new location is intended to provide a more centralized and accessible resource to all participants of the HCV Program. Additionally, the Cicero Housing

Authority has recently completed 2 system upgrades, which include a network information system that will streamline and store all vital documents on 2 offsite backup servers. In addition to the requirements set forth by the U.S. Department of Housing and Urban Development (HUD), in regards to the retention of physical documents, the Cicero Housing Authority is scheduled to be 100% paperless with a fully functional website by February 1, 2010.

In addition, the Cicero Housing Authority is exploring the possibility of acquiring the Housing Choice Voucher Homeownership Program, as well as, the Family Self-Sufficiency Program. Although participating and acquiring both of these programs is preliminary, the Cicero Housing Authority's objective is two-tiered:

1. To identify household participants that may be capable and willing to transition into non-subsidized housing, while creating and executing a plan of full self-sufficiency.
2. To provide residents the opportunity of realizing the "American Dream" of homeownership.

In summary, the Cicero Housing Authority's recent initiatives are intended to better service the needs of its residents. The Cicero Housing Authority believes its residents should have the most current and up-to-date information available, which should be obtainable by various methods. Furthermore, the Cicero Housing Authority will continue to mirror the progress of the Town of Cicero, as well as, its brother-department—the Department of Housing.

**XI. CERTIFICATIONS/Applications**

- 1. Form SF-424-Application for Federal Assistance**
- 2. Certifications**

**XII. EXHIBITS**

- |                    |  |
|--------------------|--|
| <b>Exhibit 1.</b>  | <b>PY2010 Projects</b>   |
| <b>Exhibit 2.</b>  | <b>Table 2C/3A</b>   |
| <b>Exhibit 3.</b>  | <b>Housing Needs Table/Housing Market Analysis</b>               |
| <b>Exhibit 4.</b>  | <b>Continuum of Care Homeless Population/Subpopulation Chart</b> |
| <b>Exhibit 5.</b>  | <b>Non-Homeless Special Needs</b>                                |
| <b>Exhibit 6.</b>  | <b>Housing and Community Development Needs</b>                   |
| <b>Exhibit 7.</b>  | <b>Summary of Specific Annual Objectives</b>                     |
| <b>Exhibit 8.</b>  | <b>Correspondence</b>  |
| <b>Exhibit 9.</b>  | <b>Notice of Public Hearings</b>                                 |
| <b>Exhibit 10.</b> | <b>Public Hearing Minutes</b>                                    |
| <b>Exhibit 11.</b> | <b>Resolution</b>  |