

**Town of Cicero**  
**Community Development Block Grant Program**  
**5 Year Consolidated Plan 2015-2019**  
**Annual Action Plan Program Year 2015**  
**October 1st, 2015 through September 30th, 2016**



*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 (here-in-after referred to as the CDBG Program). Consolidated Plans must be prepared every five years, with updates required annually. This Plan also contains the 2015-2019 Strategic Plan and 2015 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, 2015 through September 30, 2016.
4. It includes an Annual Action Plan against which the Town of Cicero's performance may be measured.

The 5 Year Consolidated Plan of the 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 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 based paint issues.
3. **5 Year Strategic Plan** - Set out a five year strategy plan that establishes priorities for meeting those needs.
4. **One Year Action Plan** - Outlines the intended use of financial and other resources for each year.
5. **Certifications**

### **I-A. Lead and Participating Agencies**

Cook County's Planning and Development Department is the lead agency for the development of the housing portion of Cicero's 5 Year Consolidated Plan. 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 and housing agencies, and governmental representatives seeking input 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 HUD.

Through this process the Department of Housing has established contacts and relationships which should

**Town of Cicero, Illinois**

**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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 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 2015-2019 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  
Jennifer Miller, Program Manager  
General office telephone number (312) 603-1072

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.

#### **I-B. 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. Public Forums
2. Community Survey
3. One Public Hearing Regarding the 5 Year Consolidated Plan and One Year Action Plan.
4. One Official Meeting of the Town Board at which the Plan was discussed, comments solicited, and;
5. Approving a resolution adopting the plan, and giving the Town President and Town Clerk the power 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 forum 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 forum and hearings were posted at the Cicero Town Hall, Cicero Department of housing, Town of Cicero's website, and other social media outlets (Town's Facebook Page).

#### **I-C. 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.

## **I-D. 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 2000, the census listed Cicero's population as 85,616. In 2010, the census showed a 4.6% decrease to 81,716. The most current estimate of Cicero's population is approximately 115,000 - a 34% increase from 2000. 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 2000 to 2010 owner occupied housing units decreased by 525 units or 4.7% and renter occupied units decreased from 10,282 to 9,789 a loss of 493. This resulted in a net loss of 60 occupied housing units. If anything the situation has become worse since the 2010 census. Almost no new housing has been constructed in Cicero in the last 10 years and many housing units are either vacant or in poor condition. According to Realty Trac, currently Cicero has approximately 830 housing units in foreclosure.

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

The 2010 U.S. Census reported Cicero to have 24,645 housing units and 99% of these were built prior to 1990. 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 250 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. In 2008, Cicero received NSP 1 funding and was able to rehab or construct 18 properties for low-mod income individuals. Cicero will explore the possibility of accessing additional federal funding (e.g., NSP, 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. 23,241 or 94% 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 sources of lead-based pain.

#### **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, and 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 two parent families in which economic circumstances 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, and youths in need of daycare services, after school programs, summer programs, and cultural awareness programs.

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

**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**

Make investments in infrastructure improvements to areas within the Town that could attract new housing development using CDBG Program funds as well as TIF funds.

**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.

**I-E. 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 2015 is \$1,541,264.

Additionally, the Town is estimated to receive \$30,000 in program income. This money will be spent in the following categories:

- Program Administration: \$ 300,000.00
- Housing Repair Program: \$ 705,664.00
- Lead Hazard Reduction Program: \$ 75,000.00
- Public Services: \$ 235,600.00
- Public Facilities: \$ 255,000.00

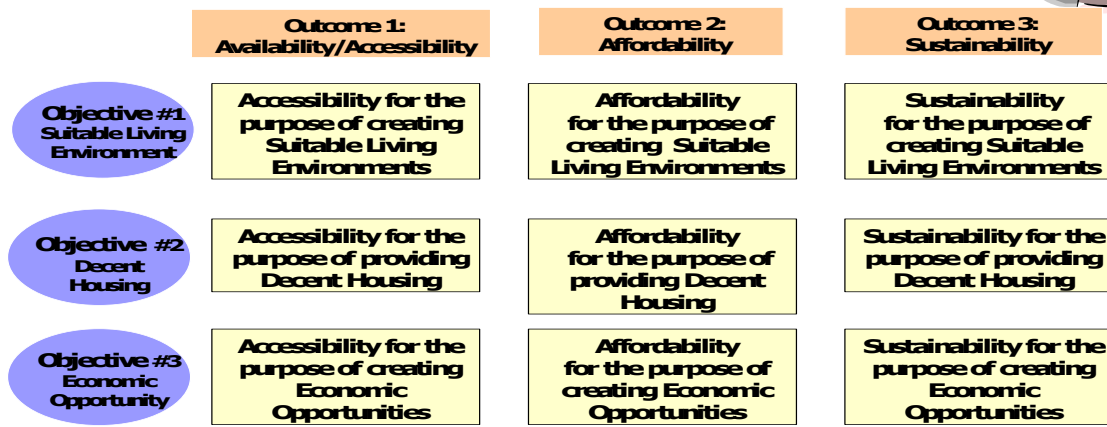
<b>Public Service</b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Current Budget</b>
2015-0004	The Boys Club	After-School Program(s)	3	SL-3	Town-Wide	\$16,600.00
2015-0005	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$24,500.00
2015-0006	Youth Commission	After-School Program	3	SL-3	Town-Wide	\$70,000.00
2015-0007	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$62,500.00
2015-0008	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$30,000.00
2015-0009	South Cicero Baseball	Youth Program	3	SL-3	Town-Wide	\$20,000.00
2015-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$12,000.00
<b>Total</b>						<b>\$235,600.00</b>

<b>Public Facilities</b>						
Project	Agency	Project Description	Priority	Performance	Service Area	Current Budget
2015-0011	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$255,000.00
<b>Total</b>						<b>\$255,000.00</b>

**I-F. 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 2015-2019 Consolidated Plan Program Years.

## Linking Objectives & Outcomes - Outcome Statements



**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.

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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



**Town of Cicero, Illinois**

**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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. 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 neighborhoods 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 U.S. 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**

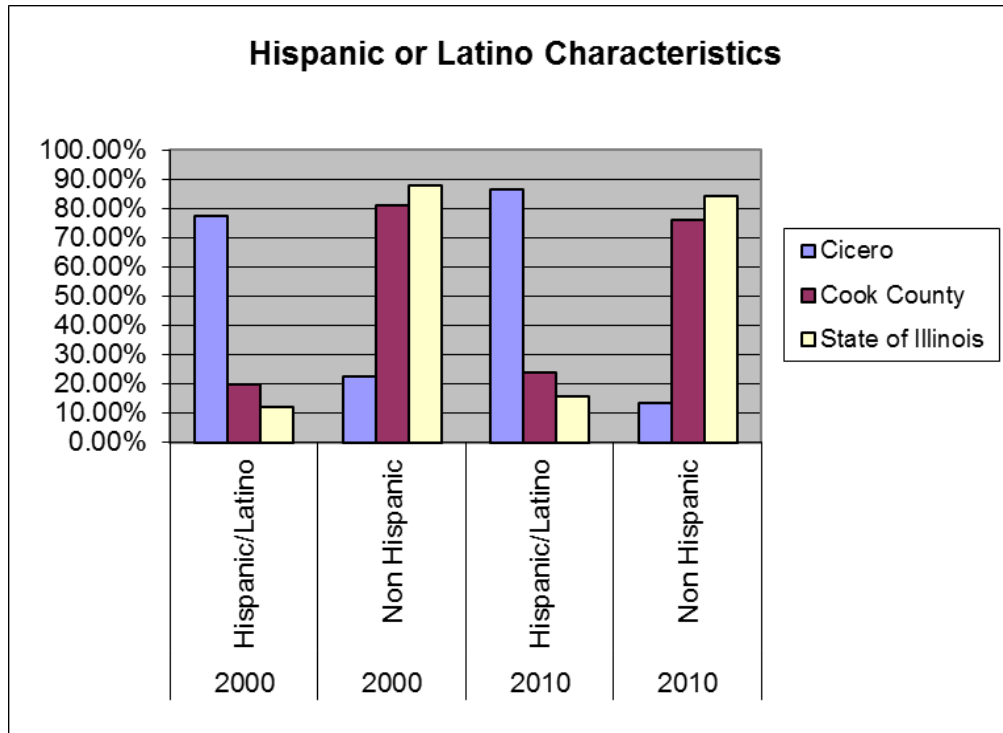
**A. Population**

<b>Population Growth 1990-2010 Town of Cicero, Cook County, State of Illinois</b>					
	1990	2000	% Change	2010	% Change
<b>Cicero</b>	<b>67,436</b>	<b>85,616</b>	<b>27%</b>	<b>83,891</b>	<b>-2%</b>
Cook County	5,105,067	5,376,741	5.3%	5,194,675	-3.5%
State of Illinois	11,430,602	12,419,293	8.6%	12,830,632	0.2%

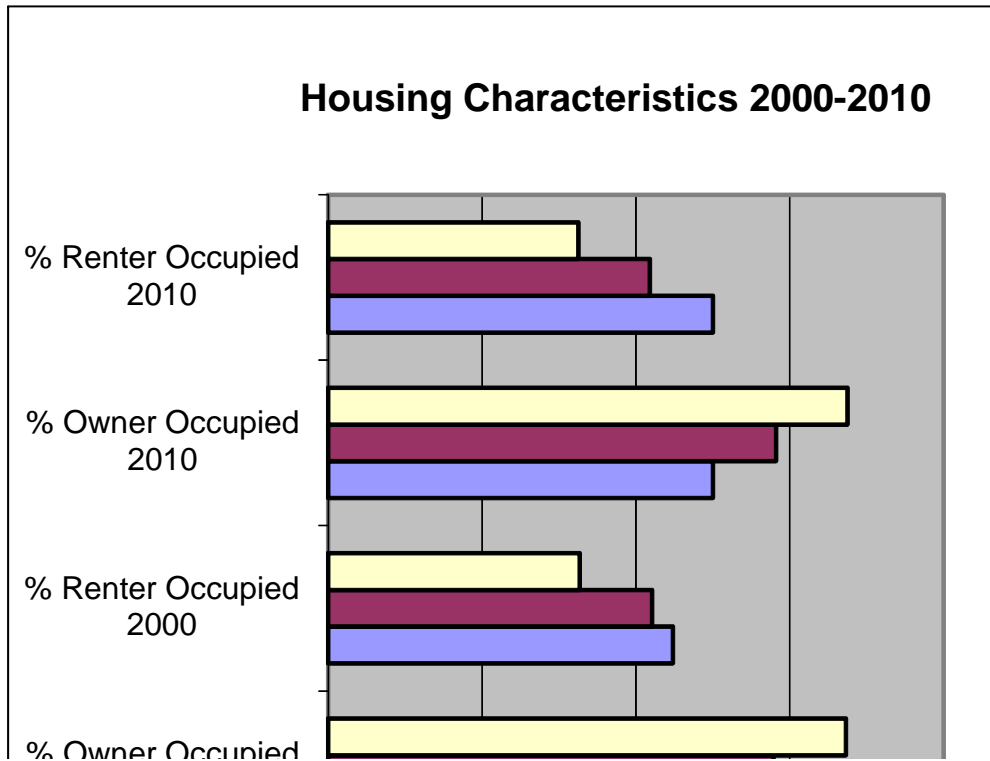
**B. Age Characteristics**

<b>Age Characteristics 2000 to 2010</b>		
<b>Town of Cicero, Cook County, State of Illinois</b>		
	<u>2000</u>	<u>2010</u>
	% Under 24	% Under 24
<b>Cicero</b>	38.00%	44.70%
Cook County	28.70%	33.10%
State of Illinois	21.90%	33.60%
	% 25 - 64	% 25 - 64
<b>Cicero</b>	54.90%	49.90%
Cook County	59.60%	54.90%
State of Illinois	66.10%	53.90%
	% 65 +	% 65 +
<b>Cicero</b>	7.10%	5.40%
Cook County	11.70%	12.00%
State of Illinois	12.00%	12.50%
	Median Age	Median Age
<b>Cicero</b>	26.4	27.6
Cook County	33.6	35.5
State of Illinois	34.7	36.7

**C. Hispanic or Latino Characteristics**



**D. Housing Characteristics**



**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
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

<b>Labor Force Summary For Cook County Annual Average For Year 2010</b>	
<b>Category</b>	<b>Number of Persons</b>
Total Labor Force	2,709,296
Unemployed	268,893
Percentage	9.92%
Total Employed	2,438,989
Manufacturing	11.30%
Non-Manufacturing	88.50%
Agriculture	0.20%

**IV. RESOLUTION OF AUTHORIZATION**

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

AUTHORIZING THE SUBMISSION OF

THE YEAR 2015-2019 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 2015-2019 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 provided by law.

(seal)

ADOPTED this \_\_\_\_\_ day of August 2015

By \_\_\_\_\_

Larry Dominick, President – Town of Cicero

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

Maria Punzo-Arias, 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's approval in order to receive federal funds. For Program Year 2015 the Town of Cicero will receive \$1,541,264, 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 the 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, the 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 and housing 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 on display for public comment as required by HUD.

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 2015-2019 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  
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For information about the Cook County's Consolidated Plan and Annual Action Plan, please contact:

Cook County Department of Planning and Development  
Jennifer Miller, Program Manager  
General office telephone number (312) 603-1072

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 2015-2019 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 incomes, 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 5 Year

Consolidated Plan and 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**

Two agency/organization Public Meetings for the Town's 5-year Consolidated Plan were held during the month of May 2015 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 May 20<sup>th</sup>, 2015 a meeting was held with social and housing 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. Department Head Meeting Summary**

On May 21<sup>st</sup>, 2015 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.

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. 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 list server.

**A Public Hearing was held on July 15, 2015. (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) 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 the 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:
  - 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 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 2015-2019 Consolidated Plan and the 2015 One Year

Action Plan to the public and individuals. Copies of these Plans were made available to the public at the Town's library, the Town President's Office, the Town of Cicero Department of Housing, 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 Department of Housing 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 Town's website.
- 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. 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 Community Center 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, Town's website, 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 the meeting topic and it will accommodate persons with disabilities.
- d. When a significant number of 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 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.

## **VIII. 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 2010 U.S. Census, the current population of the Town of Cicero is 83,891, a decrease of 2% based on 2000 figures of 85,616 and a 24% increase based on 1990 figures of 67,436. The geographic area of Cicero is approximately 6.2 square miles for a population density of 13,530 per square miles. This population density is higher than Chicago's density of about 12,094 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 91% of the total population. Of this, 86% 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 26,360 per residential square mile

The 2010 U.S. Census reported Cicero to have 24,645 housing units and 99% of these were built prior to 1990. 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 increased from 26.4 years of age to 27.6 years of age which is significantly younger compared with Suburban Cook County's (SCC) median age of 35.3 years of age. As indicated by the 2010 Census, 16.9% of the population in Cicero is considered to be at or below the Poverty Level, which compares unfavorably to the 15.3% of the population at or below the poverty level for SCC. Furthermore, the Median Family Income (MFI) of the Chicago-land area is \$50,995, while the Median Family Income in Cicero is \$45,438. The per capita income in Cicero is \$14,461, which is 52% of the per capita income of \$27,839 for SCC. Unemployment for Cicero was calculated at 8.2%, which was 24% higher than SCC unemployment rate of 6.6% based on U.S. Department of Labor (DOL) figures.

In regard to the current socioeconomic situation in Cicero, 95% 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 majorities 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 2000 to 2010 (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>			
	2000 Census Number	2010 Census Number	% Change
Housing Units			
occupied	12,753	12,753	3.2%
vacant	1,525	1,525	-8.3%
Average Household Size	3.7	3.7	29.8%
Median Value	\$111,100	\$111,100	51.8%
Value			
under 50,000	107	107	-84.2%
50,000 to 99,999	2622	2622	-55.4%
100,000 to 149,999	4387	4387	831.4%
150,000 to 199,999	535	535	1,844.4%
200,000 to 299,999	77	77	1,440.0%
300,000 or more	19	19	1,800%
With Housing Problems	%	%	% Change
0-30% MFI	85.5%	85.5%	1.2%
31-50%MFI	74.0%	74.0%	27.1%
51-80%MFI	59.5%	59.5%	17.2%
81%-95%	29.2%	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 2015

<b>SIZE</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>
Elderly	13	8	1
Large	202	44	3
Small	103	38	27

Source: Cicero Housing Authority - June 2015

Comment: The Cicero Housing Authority has only 232 Section 8 housing certificates. Based on the above table there is a need at this time for an additional 207 certificates for those applicants on the waiting list. This is especially true for the elderly and large families.

## **IX. Housing and Homeless Needs Assessment**

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

#### **Homelessness**

- The most recent Point-In-Time (PIT) Survey for homelessness in Suburban Cook County was conducted on January 23, 2013. There were 1,242 homeless persons counted on that date. Of the total 1,091 homeless persons were sheltered, and 151 persons were on the streets.
- Chronically homeless individuals represented 8.7% or 109 of the homeless population in Suburban Cook County.
- According to the PIT Survey 9.7% or 121 of the general homeless population in suburban Cook County reported being veterans, 13.8% or 172 having a serious mental illness, 12.3% or 153 suffered from chronic substance abuse, and 17.5% or 217 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 23, 2013.

#### **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 was repeated in January 2007, 2009, 2011, and 2013.

### **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 23, 2013 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 1,091 persons were considered homeless, but sheltered; while 151 persons were counted as unsheltered homeless. A total of 1,242 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 1,091 sheltered homeless persons counted, 39.7% (433 persons) were in families with children and 60.3% (658 persons) were individuals. Of the 151 unsheltered persons counted, 96.7% (146 persons) were individuals, and 3.3% (5 persons) were in families with children.

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

Per the HUD definition, 79 sheltered persons were identified as chronically homeless, which constitutes 7.2% of the total sheltered population. Among the unsheltered homeless, 30 persons were identified as Chronically Homeless (19.9% of the street count).

145 sheltered homeless persons were identified as having a serious mental illness (13.2% of the total), while 17.8% or 27 of the unsheltered homeless admitted to suffering this affliction.

134 persons of the sheltered homeless population were identified as having a Chronic Substance Abuse problem (12.2% of the total), while 12.6% or 19 unsheltered homeless persons admitted to having this problem.

Veterans comprised 9.2% of the sheltered homeless population (100 persons), while 13.9% of the unsheltered homeless population claimed to be Veterans (21 persons).

Eight persons with HIV/AIDS were identified within the sheltered homeless population (less than 1% of the total), 0 unsheltered homeless stated that they suffered from HIV/AIDS.

Among sheltered homeless persons 195 were identified as Victims of Domestic Violence (17.9% of the total), and 22 persons from the unsheltered count (14.6% of street count) reported being in that situation.

## **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. Or a family where the head of household meets the criteria above.

As indicated above, the results of the Cook County Point Prevalence survey conducted January 23, 2013 indicated that 1,091 persons were considered homeless, but sheltered that evening. An additional 151 persons were counted on the street as being homeless and unsheltered, for a total of 1,242 homeless persons in suburban Cook County on that date.

Of these 1,242 persons, 79 sheltered and 30 unsheltered persons were identified as chronically homeless per the definition of the U.S. Department of Housing and Urban Development (HUD). These 109 chronically homeless persons represent 8.8% of the Continuum's total homeless population. Over half (51%) 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 30 persons (25.7%) 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.

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 2,054 shelter beds available: 613 beds for Emergency Shelter; 640 beds for Transitional Housing; and 801 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. The majority of original Emergency Shelter beds on the night of the point prevalence survey were denoted as being occupied by individuals, while families with children occupied very few beds. 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.

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, 71% of Transitional Housing beds were occupied by families with children, with only 22% of beds occupied by individuals. 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. 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.

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

In order to begin implementation of the Continuum's plan to end chronic homelessness, the Suburban Cook County Continuum of Care will seek to implement the goals through the following driving principles over the next two years:

Principle I: We will create a variety of interventions while prioritizing the hardest-to-house.

Principle II: We will prevent homelessness whenever possible.

Principle III: We will promote collaboration and look for regional solutions to address housing needs and ensure that all resources are used to capacity.

Principle IV: We will use high-quality data to drive our decision-making and implementation of model practices.

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.

### **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.

### **Homelessness Prevention**

The coordination of a countywide 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 federal and state resources will also be utilized and coordinated more effectively.



**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	0	0	12	12	6
B.E.D.S. Plus	West	0	0	0	0	20
Bethel Community Facility	South	15	1	47	62	25
Family Promise North Shore	North	4	2	0	4	4
Crisis Center for South Suburbia	South	23	7	9	32	32
Journeys from PADS to Hope	North	0	0	0	0	79
Pillars	West	16	10	2	18	16
South Suburban PADS	South	0	0	0	6	143
The Harbour Inc.	North	0	0	6	6	1
Town of Cicero	West	0	0	0	0	4
West Suburban PADS	West	0	0	0	0	61
WINGS Program Inc.	North	17	7	5	22	22
YWCA Evanston /North Shore	North	24	8	8	32	17

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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	22	22	11
Catholic Charities	County-Wide	156	47	45	40	201
CEDA Bloom Rich	South	0	0	12	12	8
CEDA Central	West	36	13	4	40	28
CEDA Northwest	North	58	17	16	74	74
Connections for the Homeless	North	0	0	36	36	32
Town of Cicero	West	7	2	0	7	7
Pillars	West	9	3	0	9	7
South Suburban Family Shelter	South	31	10	0	31	31
South Suburban PADS	South	0	0	12	12	4
The Center of Concern	North	13	5	5	18	16
The Harbour Inc.	North	20	10	9	33	26
Together We Cope	South	13	6	0	13	15
Vital Bridges	West	6	1	6	12	12
West Suburban PADS	West	8	4	12	20	13
WINGS Program Inc.	North	75	23	1	76	68
YMCA Network	State / County Scattered Site	0	0	10	10	5
Connections for the Homeless	North	0	0	36	36	32
Crisis Center for South Suburbia	South	12	5	0	12	5

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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 Supportive Housing Program Provider Name</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	26	36	62	62
Housing Authority of the County of Cook- Vital Bridges Shelter + Care Housing Opportunity Development Corp.- Permanent Housing for Homeless	West	9	15	24	24
Interdependent Living Solutions Center (Genesis Place)	South	0	10	10	9
Authority	West	0	5	5	5
Pillars	West	25	57	82	59
New Foundation Center- Salubrity House	North	0	8	8	8
New Foundation Center- Project Esperanza	North	0	13	13	13
Housing Authority of the County of Cook- VASH Vouchers	West	121	119	240	240
Catholic Charities	West	23	21	44	43
Connections for the Homeless	North	55	18	73	58
Housing Options	North	0	26	26	23
South Suburban PADS	South	12	28	40	
Together We Cope	South	6	0	6	6
WINGS	North	17	0	17	17

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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. The federal Emergency Food and Shelter Program (EFSP) allocates additional Homeless Prevention dollars to the region.

<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

**Town of Cicero, Illinois**

**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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.

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

## **E. Emergency Solutions Grants (ESG)**

### **EMERGENCY SOLUTIONS 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.

The Town of Cicero will work diligently with Cook County into a further collaboration regarding the available Emergency Solutions Grant (ESG) from the U.S. Department of Housing and Urban Development. The Town of Cicero will provide additional information regarding the collaboration once an agreement is in place.

## **F. Housing Needs**

### **Extremely Low Income**

Not surprisingly, according to HUD provided 2010 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.

### **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 .....\$ 730
- One - Bedroom .....\$ 829
- Two - Bedroom .....\$ 983
- Three- Bedroom.....\$ 1,253
- Four - Bedroom .....\$ 1,461

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 180 households on the waiting list. The Cicero Housing Authority currently serves 185 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 250 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 forth 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.

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.*

The Cicero Housing Authority continues to explore 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.

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

There is no publicly owned housing in the Town of Cicero.

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 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.

## **J. 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 2009 International Building 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 2015, 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 are:**

- 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.
- Language barriers and information asymmetry an impediment to fair housing.

**The Town of Cicero Department of Housing recommends:**

- The Town of Cicero Employees should complete Fair Housing Training, to ensure all employees are aware of Fair Housing and Discrimination Laws.
- The town 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 communities across the state. The Town of Cicero agrees with both their identification of the impediments, and their recommendation.
- The Town of Cicero should have a Certified Fair Housing Investigator; this certification can be received from the National Fair Housing Training Academy.

**Impediments to Decent Affordable Housing identified through this analysis are:**

- 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 have forced 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 “too strict”.

**The Town of Cicero Department of Housing recommends:**

- 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.
- 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 through the Comprehensive Plan they are currently performing should determine community goals and aspirations in terms of community development. This Comprehensive Plan will dictate public policy in terms of transportation, utilities, land use, recreation, infrastructure 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.

**K. 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.

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  - 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 communities across the state. The Town of Cicero agrees with both their identification of the impediments, and their recommendation.
1. The Town of Cicero should have a Certified Fair Housing Investigator; this certification can be received from the National Fair Housing Training Academy.

**X. 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>	
Acquisition of Real Property	\$ 5,000,000
Asbestos Removal	\$375,000
Childcare Centers	\$1,500,000
Disposition	\$250,000
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 2010 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 a 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 is to promote the local economy so that homelessness may be 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. Sarah'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.

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, the 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.

**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 clientele 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 ongoing and plays a valuable role in ensuring compliance.

The monitoring visits performed by The Town of Cicero’s Department of Housing addresses 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 subrecipient's 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 receipts and if the funds were expended before requesting CDBG funds from the Town of Cicero's Department of Housing.

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:

- 2) *expanding homelessness prevention efforts;*
- 3) *supporting existing emergency and transitional housing programs;*
- 4) *creating new permanent supportive housing; and*

- 5) *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)**

<b>Table 2A (1) Priority Needs Summary Table</b>					
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.



**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
<b>Total</b>	<b>1,600</b>		<b>875</b>	<b>\$2,500,000</b>

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.

## XI. 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 2015-2019 Consolidated Plan. This First Year Action Plan will begin October 1<sup>st</sup> 2015 and end September 30<sup>th</sup> 2019, and continues from the 2015-2019 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:**

- Test 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 involves 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 of CDBG funds 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 2014 is **\$1,541,264.00**. Additionally, the Town is estimated to receive **\$30,000.00** in program income. The total, **\$1,571,264.00** will be spent in the following categories:

Administration	\$ 300,000.00
Housing Repair Program	\$ 705,664.00
Lead Hazard Reduction	\$ 75,000.00
Public Services	\$ 235,600.00
Public Facilities	\$ 255,000.00
<b>Total</b>	<b>\$ 1,571,64.00</b>

## Program Year 2015 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 its CDBG funding allocation. The Town's entitlement grant for PY 2015 is **\$1,541,264.00**. Additionally, the Town is estimated to receive **\$30,000.00** in program income. The total, **\$1,571,264.00** will be spent in the following categories:

### **Project ID 2015-0001 Program Administration.....\$ 300,000.00**

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	Agency	Project Description	Priority	Performance	Service Area	Budget
2015-0001	Town of Cicero	General Administration	5	N/A	Town-Wide	\$50,000.00
2015-0001	Town of Cicero	Staff Salaries	5	N/A	Town-Wide	\$250,000.00
<b>Total</b>						<b>\$300,000.00</b>

### **Project ID 2015-0002 Housing Repair Program.....\$ 705,664.00**

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	Agency	Project Description	Priority	Performance	Service Area	Budget
2015-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	\$250,000.00
2015-0002	Town of Cicero	Housing Staff Salaries	1	N/A	Town-Wide	\$305,664.00
2015-0002	Town of Cicero	Emergency Heat Program	1	DH-1	Town-Wide	\$50,000.00
2015-0002	Town of Cicero	Accessibility Program	1	DH-1	Town-Wide	\$100,000.00
<b>Total</b>						<b>\$705,664.00</b>

### **Project ID 2015-0003 Lead Hazard Reduction Program.....\$ 75,000.00**

The Town of Cicero will 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 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.

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2015-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$75,000.00
<b>Total</b>						<b>\$75,000.00</b>

**Public Services.....\$ 235,600.00**

The Town of Cicero Department of Housing will 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 mental health services, to mortgage counseling.

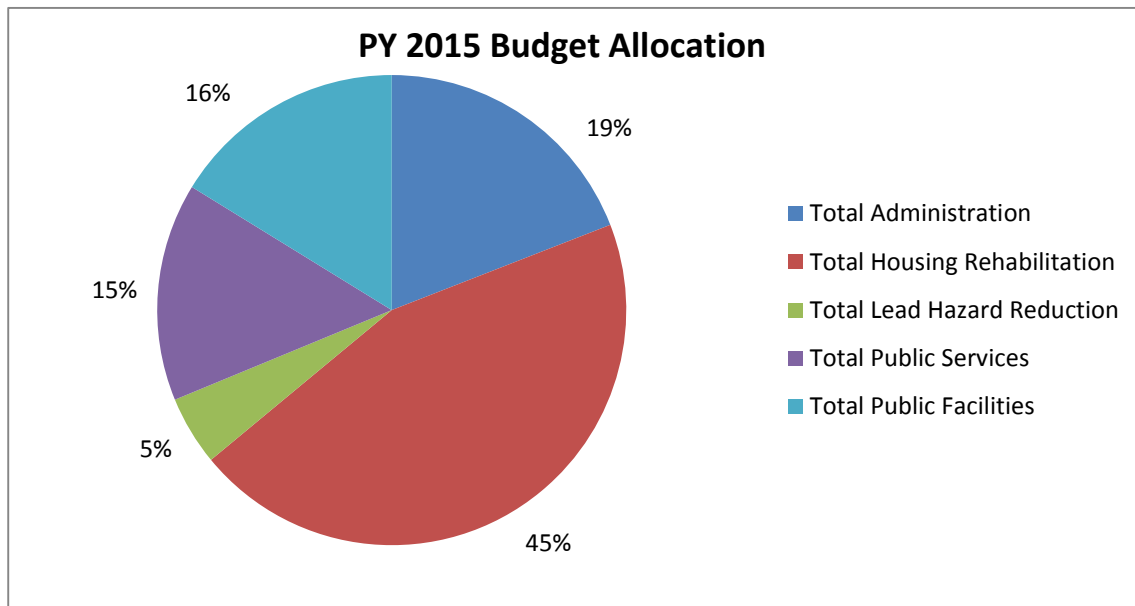
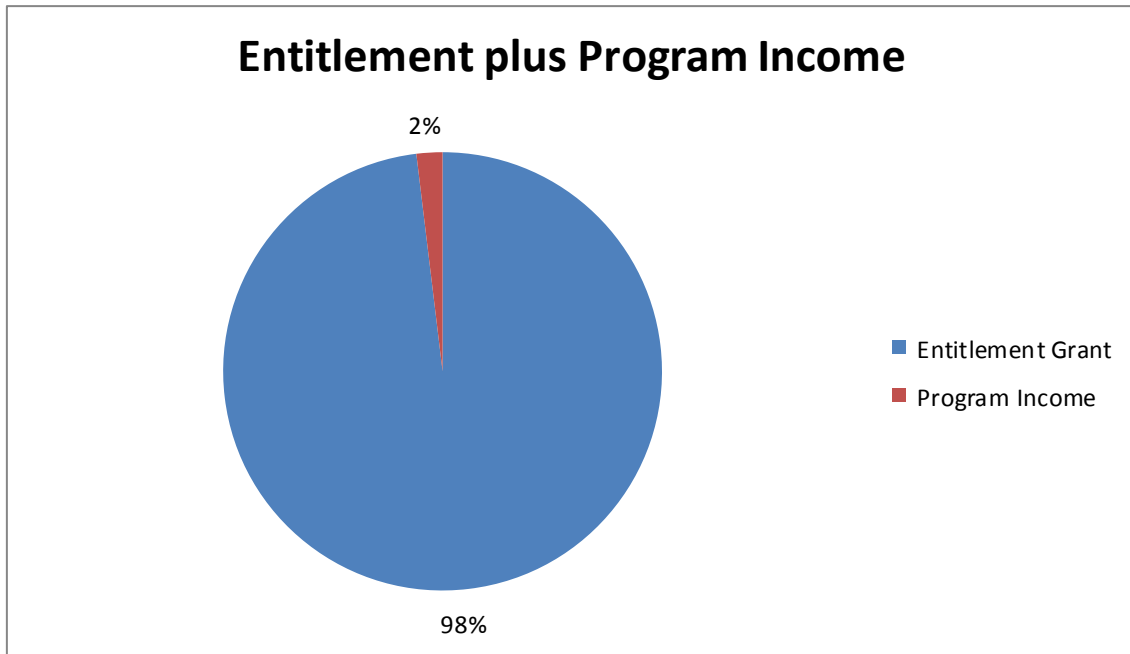
<b>Public Service</b>						
Project	Agency	Project Description	Priority	Performance	Service Area	Current Budget
2015-0004	The Boys Club	After-School Program(s)	3	SL-3	Town-Wide	\$16,600.00
2015-0005	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$24,500.00
2015-0006	Youth Commission	After-School Program	3	SL-3	Town-Wide	\$70,000.00
2015-0007	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$62,500.00
2015-0008	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$30,000.00
2015-0009	South Cicero Baseball	Youth Program	3	SL-3	Town-Wide	\$20,000.00
2015-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$12,000.00
<b>Total</b>						<b>\$235,600.00</b>

**Public Facilities.....\$ 255,000.00**

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	Current Budget
2015-0011	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$255,000.00
<b>Total</b>						<b>\$255,000.00</b>

## Resources



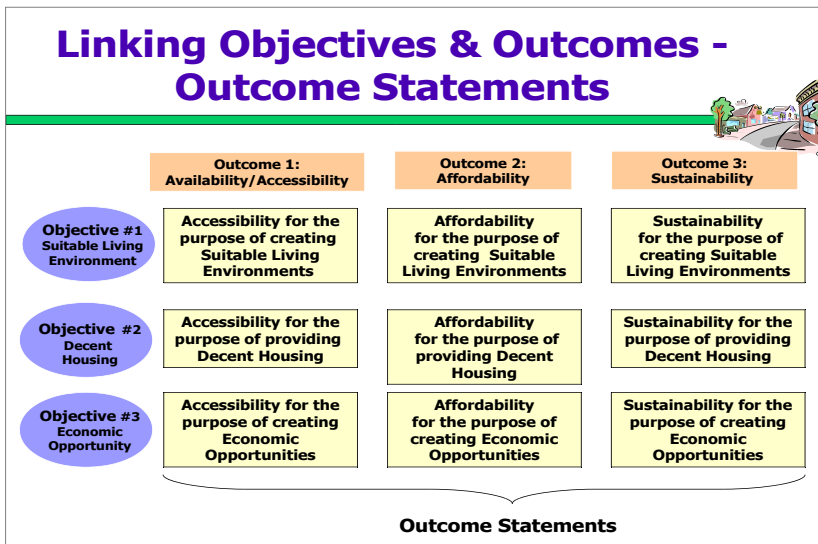
<b>Federal Resources</b>	
Source	Amount
Community Development Block Grant Funds	\$1,541,264.00
Section 8	\$930,313.40
FEMA Grant	\$32,500.00
U.S. Department of Justice	\$1,355,252.00
Emergency Solutions Grant (ESG)	\$135,154.00
NSP Funds (Program Income)	\$292,994.00
<b>Total</b>	<b>\$4,287,477.40</b>

<b>Estimated Program Income</b>	
Economic Development Revolving Loan Fund Repayments	\$10,000.00
Home Improvement Loan Program Repayments	\$20,000.00
<b>Total</b>	<b>\$30,000.00</b>

<b>Other Resources</b>	
Source	Annual Amount
General Assistance	\$267,120.00
Infrastructure	\$2,550,000.00
708 Board	\$462,800.00
State Grants	\$5,650,000.00
<b>Total</b>	<b>\$8,929,920.00</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.

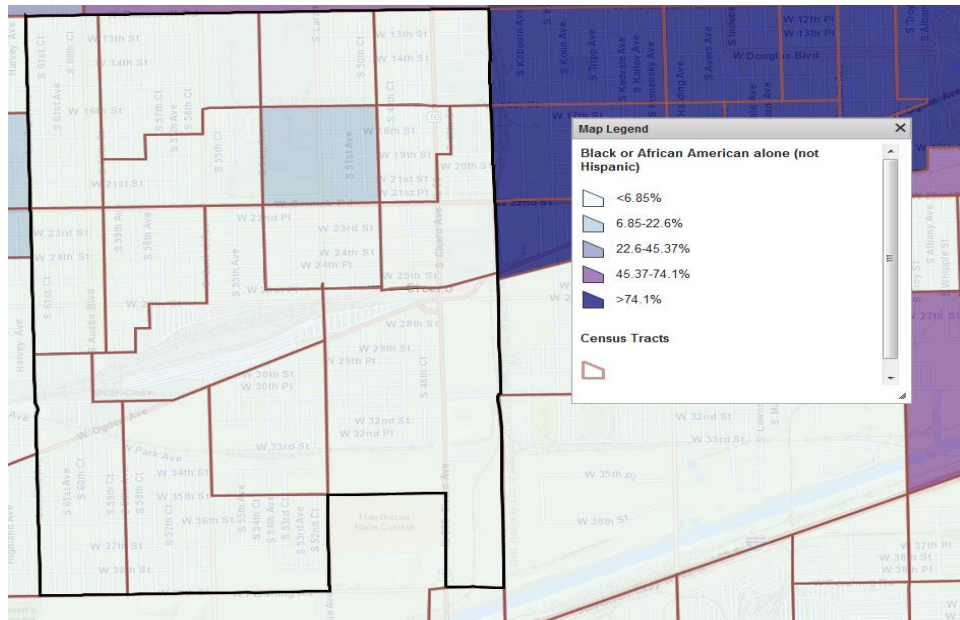


## Cicero's Demographic and Resource Information

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.

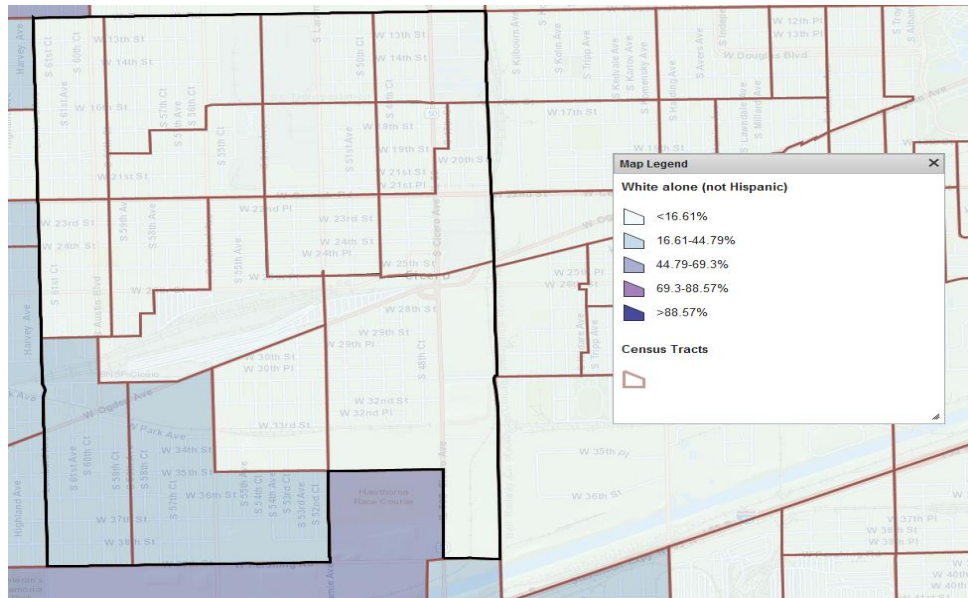
As you will note from the maps below, The Town of Cicero has a consistent ethnic origin distribution. The further south you are in the town, the less the minority population, the further north you are, the more dense the minority population. Therefore, in order to better serve Cicero's minority population, 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



Source: U.S. Census Bureau, Census 2010

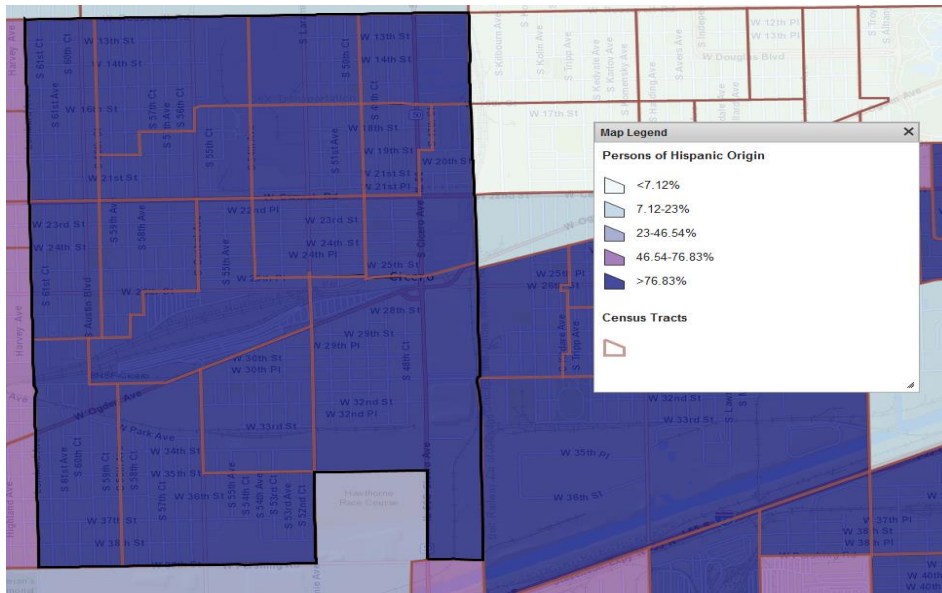
## Percent of Persons Who Are White Alone



Source: U.S. Census Bureau, Census 2010

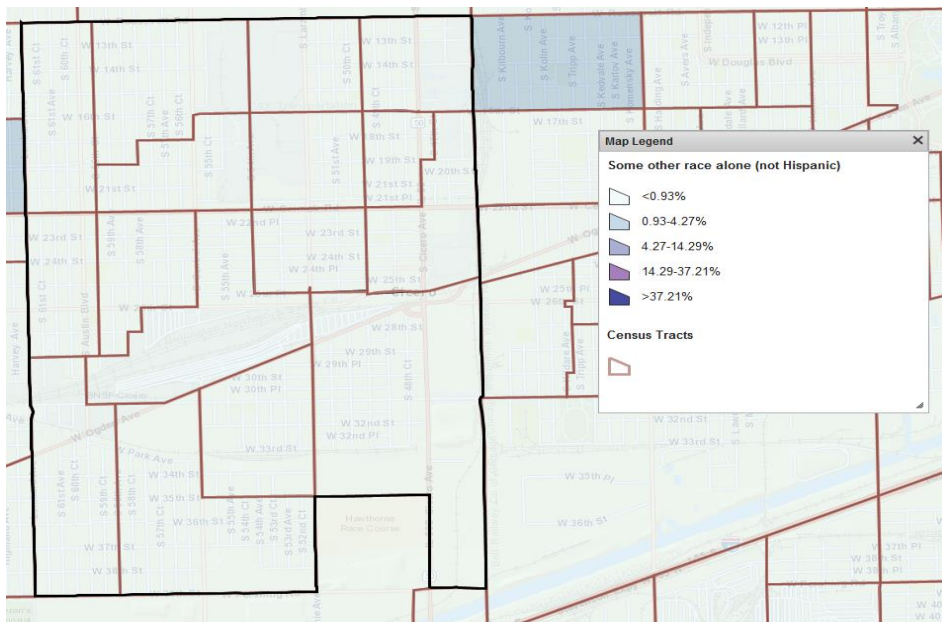


**Percent of Persons Who Are Hispanic or Latino (of and race)**



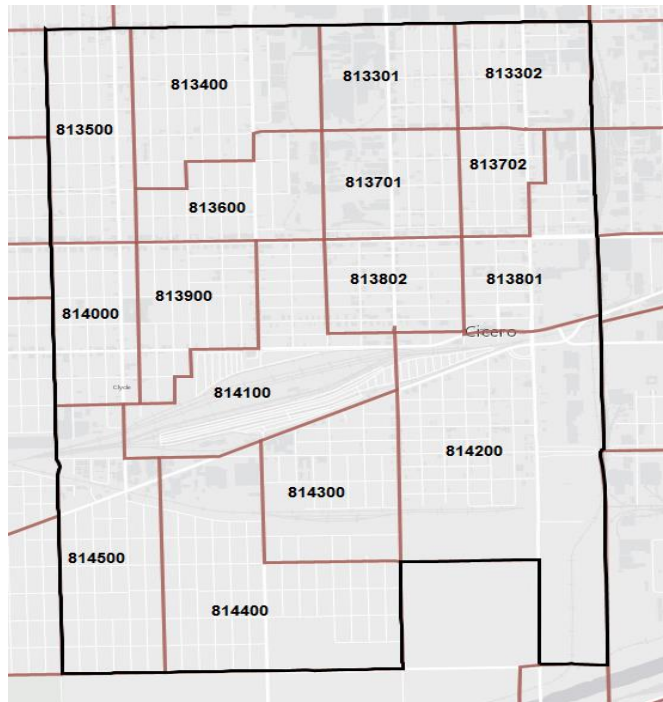
Source: U.S. Census Bureau, Census 2010

**Percent of Persons Who Are Some Other Race Alone**



Source: U.S. Census Bureau, Census 2000

*Town of Cicero Census Tract Map*



<b>CDBG ID</b>	<b>CDBGNAME</b>	<b>TRACT #</b>	<b>% Low/Mod</b>
17031	CICERO	813301	68.93
17031	CICERO	813302	85.16
17031	CICERO	813400	67.50
17031	CICERO	813500	51.61
17031	CICERO	813600	72.25
17031	CICERO	813701	71.87
17031	CICERO	813702	57.00
17031	CICERO	813801	No Info available
17031	CICERO	813802	72.26
17031	CICERO	813900	66.64
17031	CICERO	814000	65.20
17031	CICERO	814100	61.25
17031	CICERO	814200	67.35
17031	CICERO	814300	57.03
17031	CICERO	814400	55.20
17031	CICERO	814500	48.83

## Population Growth

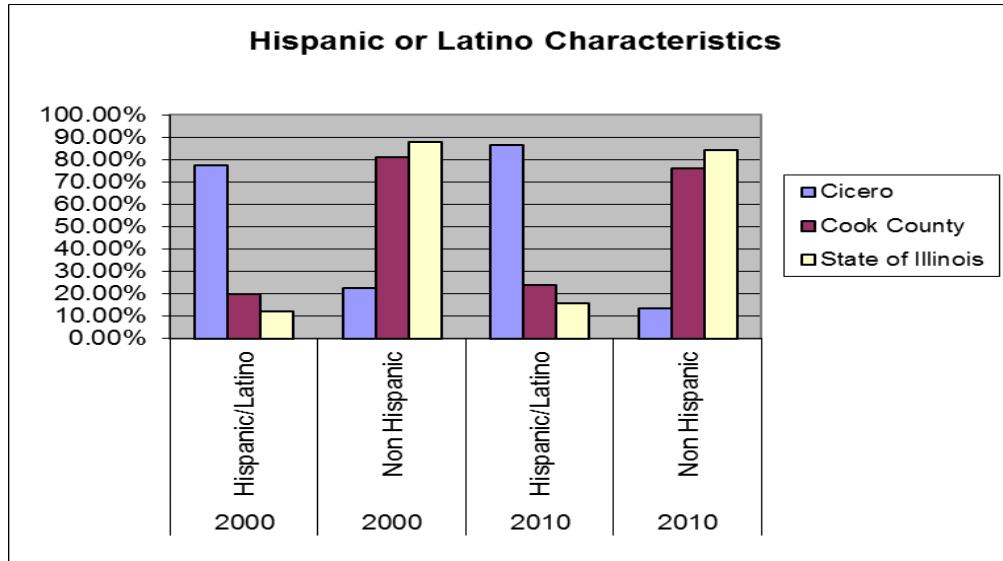
<b>Population Growth 1990-2010 Town of Cicero, Cook County, State of Illinois</b>					
	1990	2000	% Change	2010	% Change
<b>Cicero</b>	<b>67,436</b>	<b>85,616</b>	<b>27%</b>	<b>81,716</b>	<b>-4.6%</b>
Cook County	5,105,067	5,376,741	5.3%	5,103,582	-5.1%
State of Illinois	11,430,602	12,419,293	8.6%	12,581,313	-1.3%

## Age Characteristics

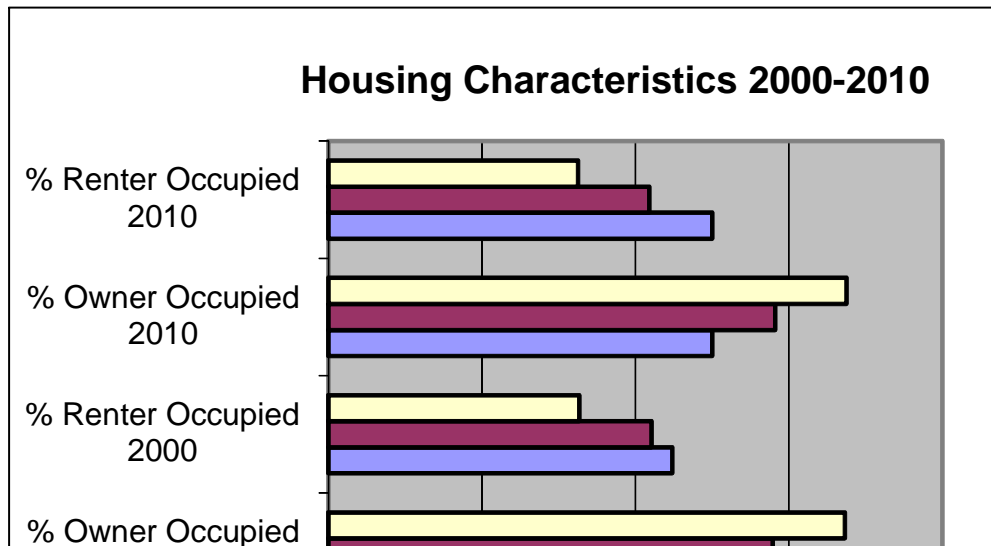
### **Age Characteristics 2000 to 2010 Town of Cicero, Cook County, State of Illinois**

	<u>2000</u>	<u>2010</u>
	% Under 24	% Under 24
<b>Cicero</b>	38.00%	44.70%
Cook County	28.70%	33.10%
State of Illinois	21.90%	33.60%
	% 25 - 64	% 25 - 64
<b>Cicero</b>	54.90%	49.90%
Cook County	59.60%	54.90%
State of Illinois	66.10%	53.90%
	% 65 +	% 65 +
<b>Cicero</b>	7.10%	5.40%
Cook County	11.70%	12.00%
State of Illinois	12.00%	12.50%
	Median Age	Median Age
<b>Cicero</b>	26.4	27.6
Cook County	33.6	35.5
State of Illinois	34.7	36.7

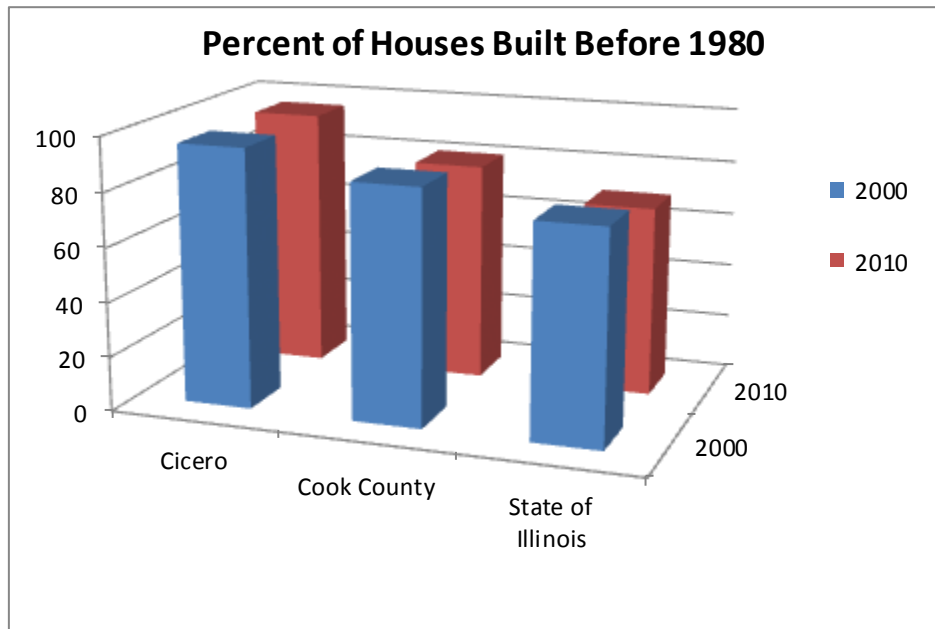
## Hispanic or Latino Characteristics



## Housing Characteristics



## Percent of Houses Built Before 1960



## Employment

Major Employers in Cicero			
Employer	Established	Product/Service	Employees
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**

Project	MFT	Federal Aid	CDBG	State (IJN)	State (DCEO)	TIF
1 2015 Street Rehabilitation	\$ 1,650,000					
2 2015 Street Rehabilitation - Phase 2	\$ 900,000				\$ 100,000	
3 Austin Blvd. - Cermak Rd. to Roosevelt Rd (Paving)		\$ 760,000		\$ 506,000		
4 2015 CDBG Alley Paving			\$ 440,000			
<b>Totals =</b>	<b>\$2,550,000.00</b>	<b>\$760,000.00</b>	<b>\$440,000.00</b>	<b>\$506,000.00</b>	<b>\$100,000.00</b>	<b>\$0.00</b>

### **2015 Street Rehabilitation - MFT Funds:**

Contract Awarded Cost: \$1,200,000.00  
 Construction Start Date: May 26, 2015  
 Estimated Completion Date: October 1, 2015

This project will include the rehabilitation of approximately 1.60 miles of streets.  
 This project is funded by IDOT Motor Fuel Tax (MFT) funds.

### **2015 Street Rehabilitation Phase 2 - MFT Funds:**

Engineer's Cost Estimate: \$900,000.00  
 Construction Start Date: July 15, 2015  
 Estimated Completion Date: November 30, 2015

This project will include the rehabilitation of approximately 0.72 miles of streets.  
 This project is funded by IDOT Motor Fuel Tax (MFT) funds.

### **Austin Blvd. – Cermak Rd. to Roosevelt Rd Street Resurfacing**

Engineer's Cost Estimate: \$1,266,000.00  
 Construction Start Date: July 15, 2015  
 Estimated Completion Date: October 1, 2015  
 This project will include the resurfacing of Austin Blvd. approximately 1.00 miles.  
 This project is funded by Federal Aid (STP Funds) and State Illinois Jobs Now (IJN) funds.

### **2015 CDBG Alley Paving:**

Engineer's Cost Estimate: \$440,000.00  
 Construction Start Date: June 22, 2015  
 Estimated Completion Date: August 21, 2015  
 This project includes the reconstruction of four alley locations.

## **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 PY2015, the 708 Community Mental Health Board anticipates on funding the following agencies:

<b>2015 Community Mental Health Board Agencies Funded</b>		
<b><u>Agency</u></b>	<b><u>Program</u></b>	<b><u>Amount Allocated</u></b>
Cicero Family Services & Mental Health Center	Outpatient/Family Services	\$225,000.00
Cicero Police Explorers	Adolescent Preventative Program	\$12,000.00
Cicero Youth Commission	After School and Special Programs	\$35,000.00
The Children's Center	Social Work Services Day Care Consultants Classroom Observation Community Education	\$35,800.00
Community Support Services, Inc.	Family Support Living/Respite Support & Advocacy (Case Management)	\$20,000.00
Oak Leyden	Developmental Programs	\$5,000.00
Pillars Community Center	Domestic Violence	\$10,000.00
ProCare Center	Child Advocacy for Abused Children	\$15,000.00
UCP Seguin	Vocational Traing/Employee Alternatives	\$25,000.00
Solutions for Care	Comprehensive Case Management	\$10,000.00
Youth Crossroads, Inc.	Comprehensive Community Based Youth Services	\$50,000.00
Pilsen Wellness Center	Outpatient family mental health Services	\$20,000.00
<b>TOTAL</b>		<b>\$462,800.00</b>

## **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 social service and housing agencies through grant proposals. The Town addresses the needs identified in the 2015-2019 Consolidated Plan through the proposals submitted by existing subrecipients 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, 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 will be 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**

In preparation for the Town's 5-year Consolidated Plan (2015-2019), two (2) agency/organization public meetings were held during the month of May 2015 with affordable housing providers, department heads, and social service/advocacy agencies. The purpose of the meetings were 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 May 20<sup>th</sup>, 2015 a meeting was held with social and housing 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. Department Head Meeting Summary**

On May 21<sup>st</sup>, 2015 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.

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. 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 list server.

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 noted on the verbal comments received at the meeting.

Also, a survey was distributed online and distributed to the Town of Cicero email list server. A translator was present for Spanish speaking citizens and the meeting(s) was held in the Town of Cicero Municipal Complex, which is accessible to persons with disabilities.

**Public Hearing will be held on July 15, 2015 (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, the 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 ongoing and plays a valuable role in ensuring compliance.

The monitoring visits performed by The Town of Cicero's Department of Housing addresses 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 subrecipient's 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 receipts and if the funds were expended before requesting CDBG funds from the Town of Cicero's Department of Housing.

**1. 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 those 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.

## **Specific Housing Objectives**

The 2010 US Census reported Cicero to have 24,562 housing units and 99% of these were built prior to 1990. 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. Currently, we are going to accept 50 new applicants per year. This will prevent us from having a waiting list of individuals waiting to have repairs done on their home. In the past the waiting list had over 350 applicants waiting for assistance on their properties. We capped the waiting list a couple years ago and didn't accept any new applications, in order to minimize the current list. On a yearly basis we estimate on doing 50 projects. From the 50 applicants, some won't qualify, some won't need the assistance anymore, some won't respond to correspondences, or some won't supply the appropriate documentation needed to be approved for the program. As a result we may open up the application process to more individuals until we reach the 50 projects per year.

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 grants. 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 \$705,664.00 of its PY2015 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:

1. The Home Repair Program which has a cap of \$4,999.00 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.
2. The Emergency Heat Assistance Program is aimed at providing financial assistance to low income homeowners of one (1) and (2) unit residential properties in the form of a grant for the purpose of repairing/replacing a defective heating unit which requires immediate action to restore heat for the occupants of the structure. This assistance is provided between October 1st and March 31st. In this time period, approximately 15 residents will be assisted.
3. The Accessibility Program will help low-moderate income disabled individuals with access to their property in a form of a lift/ramp. The Accessibility Program has been a program in need for the past few years since more individuals need the assistance. During the program year it is anticipated that 4 accessibility projects will be performed.

## **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, 22,957 or 93.3% 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 93% 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 next program year's Action Plan. 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.

## 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 .....\$ 730
- One - Bedroom .....\$ 829
- Two - Bedroom .....\$ 983
- Three- Bedroom.....\$ 1,253
- Four - Bedroom .....\$ 1,461

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 180 households on the waiting list. The Cicero Housing Authority currently serves 185 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 250 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 forth 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:

- 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.

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.*

The Cicero Housing Authority continues to explore 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.

## **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 2009 International Building 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 2014, 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 are:**

- 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.
- Language barriers and information asymmetry an impediment to fair housing.

**The Town of Cicero Department of Housing recommends:**

- The Town of Cicero Employees should complete Fair Housing Training, to ensure all employees are aware of Fair Housing and Discrimination Laws.
- The town 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 communities across the state. The Town of Cicero agrees with both their identification of the impediments, and their recommendation.
- The Town of Cicero should have a Certified Fair Housing Investigator; this certification can be received from the National Fair Housing Training Academy.

**Impediments to Decent Affordable Housing identified through this analysis are:**

- 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 have forced 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 "too strict".

**The Town of Cicero Department of Housing recommends:**

- 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.
- 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 through the Comprehensive Plan they are currently performing should determine community goals and aspirations in terms of community development. This Comprehensive Plan will dictate public policy in terms of transportation, utilities, land use, recreation, infrastructure 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.

## **HOME/ American Dream Down payment Initiative**

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.

As of today, no applications for funding have been approved by Cook County. The Town will continue to investigate ways to secure needed HOME funding.

**Neighborhood Stabilization Program (NSP)**

The Town of Cicero Department of Housing is in the close out stage of its NSP1 grant. Outcomes of NSP1 will be reported in the Town's CAPER. The Town of Cicero met the 100% Obligation Deadline, and is currently maintaining the program.

Town President Larry Dominick had instructed the Town of Cicero Department of Housing to focus the NSP on Town-Owned Redeveloped Properties. The Town of Cicero Department of Housing is currently carrying out this only NSP activity. Down Payment Assistance and Rehabilitation Assistance is no longer offered through the NSP. The Town has determined the most appropriate use of NSP Dollars is to purchase vacant, foreclosed properties, redevelop those properties, and sell them to qualified NSP Applicants. These qualified NSP applicants will be granted a 20% Down Payment Subsidy to ensure affordability, and proceeds from the sale of these properties will be used for the continuation of the program.

**Program Summary**

The Town of Cicero has established the NSP Redevelopment Sales Program to assist low to middle income homebuyers with the purchase of a Town-Owned NSP Redeveloped home, while attempting to stabilize the Town during the foreclosure crisis throughout the country. The program also attempts to spark interest in home-ownership, and to sustain property values. The Town of Cicero Department of Housing administers the program.

To maximize the effectiveness of the NSP Program as a vehicle for enhancing affordability, borrowers pay no current principal or interest on the second mortgage for as long as they own their home. A mortgage in which payment is deferred is also known as a “silent second” mortgage. There is no interest calculated on the amount borrowed.

Loan principal is due and payable upon a variety of conditions or circumstances, the most common one being the sale or transfer of the home.

The Town of Cicero will leave a subsidy in the property purchased to ensure the new home is affordable to the homebuyer. Town of Cicero staff will calculate the specific amount of the subsidy at the time of offer acceptance.

*Example 1: A Pre-Approved Applicant makes an offer of \$175,000.00 on a Town-Owned NSP Redevelopment Property. The Town calculates that a 20% subsidy will ensure affordability in the property. At closing, the applicant will sign a “silent second” mortgage with the town for \$35,000.00 which will be secured by a lien. The new homeowner will only be required to make monthly mortgage payments for the remaining balance of \$140,000.00*

Housing purchased with NSP funds under this program must remain the principal place of residence of the borrower for a minimum period of time as defined by the amount of NSP funds invested and as shown below:

NSP Funds Invested Minimum Period of Affordability

**New Construction: 20 years**

- Year 5 – 25%
- Year 10 – 25%
- Year 15 – 25%
- Year 20 – 25%

**Rehabilitated Property: 10 years**

- Year 6 – 20%
- Year 7 – 20%
- Year 8 – 20%
- Year 9 – 20%
- Year 10 – 20%

Failure of borrower to occupy the NSP-assisted unit as his or her principal place of residence for the applicable period shall cause the NSP loan to become immediately due and payable.

**Eligible Household**

Income Requirements:

*\*\*\*The Town of Cicero Department of Housing Staff determines applicant eligibility based in whole part on the regulation of the United States Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP).*

- The Program is open to all U.S. Citizens and Naturalized Permanent Resident Aliens.
- The applicant must be able to secure a fixed-rate mortgage for the remaining funds for the property.
- The applicant must complete and present a certification of Mortgage Counseling by a HUD approved mortgage counselor.
- The applicant must have signed a purchase agreement with the seller (Town) of the property.
- Purchase agreements should be contingent on the Town of Cicero Board of Trustee Approval, and

Attorney Review.

- Income level for the applicant and all household members 15 years and over, as well as the income for any lessee and household members 15 years and over of any eligible rental unit, must be equal to or less than 120% of the median income established by HUD for the NSP. This shall include all payments from all sources received by any member of the household who is sixteen years of age or older. Documentation supporting the income of the applicant household will be required (paycheck stubs, IRS 1040 and W-2 forms, copies of social security checks, etc.) The Department of Housing will verify financial information along with employment.

<b>Family Size</b>	<b>Maximum Income</b>
1	\$63,650.00
2	\$72,400.00
3	\$81,450.00
4	\$90,500.00
5	\$97,700.00
6	\$104,950.00
7	\$112,200.00

- The monthly payment of principal, interest, taxes, and insurance must be no greater than 30% or Gross monthly income or total debt to income ratio no more than 41%. A credit report will be used to verify these figures.
- Income/Employment requirement; minimum of six months documented and verifiable source of steady income.
- The applicant must meet all qualifications of their lender and will be responsible for all costs above and beyond the amount of down payment assistance and rehabilitation loan.
- Be a low to middle income household (income equal to or less than 120% of area median income as adjusted for household size) when considering the annual income of all household residents 15 years old or older. Annual income is as defined in the Code of Federal Regulations, Title 24 Part 5 and is: "The anticipated income of a person or family for the 12 month period following the date of determination of income."
- Lender shall determine annual gross income in accordance with 24 CFR 5.609(b)
- Income from assets is recognized as part of annual income under 24 CFR Part 5.
- Lender shall determine income from assets in accordance with 24 CFR Part 5.
- Include as Borrowers all persons who will be or are on title to the property.
- Be a homebuyer and occupy the property as a principal place of residence.

**Eligible Property**

Only Town-Owned, NSP-Acquired and Redeveloped properties listed for sale are eligible for Redevelopment Program Subsidies.

**Estimated Number of Units**

Over the course of PY2015, the Town of Cicero Department of Housing expects to develop, construct and sell the remaining NSP property (1) to an income-qualified applicant.

## **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, 2015 through September 30, 2019. Cook County has prepared the County's Plan on behalf of, and with the assistance of, non-entitlement municipalities and the entitlement communities of the Consortium members. 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 and updated with new data as available with the assistance from the Alliance to End Homelessness in Suburban Cook County:

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

#### **Homelessness**

- The most recent Point-In-Time (PIT) Survey for homelessness in Suburban Cook County was conducted on January 23, 2013. There were 1,242 homeless persons counted on that date. Of the total 1,091 homeless persons were sheltered, and 151 persons were on the streets.
- Chronically homeless individuals represented 8.7% or 109 of the homeless population in Suburban Cook County.
- According to the PIT Survey 9.7% or 121 of the general homeless population in suburban Cook County reported being veterans, 13.8% or 172 having a serious mental illness, 12.3% or 153 suffered from chronic substance abuse, and 17.5% or 217 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 23, 2013.

#### **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 was repeated in January 2007, 2009, 2011, and 2013.

**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 23, 2013 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 1,091 persons were considered homeless, but sheltered; while 151 persons were counted as unsheltered homeless. A total of 1,242 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 1,091 sheltered homeless persons counted, 39.7% (433 persons) were in families with children and 60.3% (658 persons) were individuals. Of the 151 unsheltered persons counted, 96.7% (146 persons) were individuals, and 3.3% (5 persons) were in families with children.

**Homeless Subpopulations-Sheltered and Unsheltered**

Per the HUD definition, 79 sheltered persons were identified as chronically homeless, which constitutes 7.2% of the total sheltered population. Among the unsheltered homeless, 30 persons were identified as Chronically Homeless (19.9% of the street count).

145 sheltered homeless persons were identified as having a serious mental illness (13.2% of the total), while 17.8% or 27 of the unsheltered homeless admitted to suffering this affliction.

134 persons of the sheltered homeless population were identified as having a Chronic Substance Abuse problem (12.2% of the total), while 12.6% or 19 unsheltered homeless persons admitted to having this problem.

Veterans comprised 9.2% of the sheltered homeless population (100 persons), while 13.9% of the unsheltered homeless population claimed to be Veterans (21 persons).

Eight persons with HIV/AIDS were identified within the sheltered homeless population (less than 1% of the total), 0 unsheltered homeless stated that they suffered from HIV/AIDS.

Among sheltered homeless persons 195 were identified as Victims of Domestic Violence (17.9% of the total), and 22 persons from the unsheltered count (14.6% of street count) reported being in that situation.

**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. Or a family where the head of household meets the criteria above.

As indicated above, the results of the Cook County Point Prevalence survey conducted January 23, 2013 indicated that 1,091 persons were considered homeless, but sheltered that evening. An additional 151 persons were counted on the street as being homeless and unsheltered, for a total of 1,242 homeless persons in suburban Cook County on that date.

Of these 1,242 persons, 79 sheltered and 30 unsheltered persons were identified as chronically homeless per the definition of the U.S. Department of Housing and Urban Development (HUD). These 109 chronically homeless persons represent 8.8% of the Continuum's total homeless population. Over half (51%) 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 30 persons (25.7%) 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.

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 2,054 shelter beds available: 613 beds for Emergency Shelter; 640 beds for Transitional Housing; and 801 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. The majority of original Emergency Shelter beds on the night of the point prevalence survey were denoted as being occupied by individuals, while families with children occupied very few beds. 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.

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, 71% of Transitional Housing beds were occupied by families with children, with only 22% of beds occupied by individuals. 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.

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.

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

In order to begin implementation of the Continuum's plan to end chronic homelessness, the Suburban Cook County Continuum of Care will seek to implement the goals through the following driving principles over the next two years:

Principle I: We will create a variety of interventions while prioritizing the hardest-to-house.

Principle II: We will prevent homelessness whenever possible.

Principle III: We will promote collaboration and look for regional solutions to address housing needs and ensure that all resources are used to capacity.

Principle IV: We will use high-quality data to drive our decision-making and implementation of model practices.

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.

### **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.

### **Homelessness Prevention**

The coordination of a countywide 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 federal and state resources will also be utilized and coordinated more effectively.

**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.

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	0	0	12	12	6
B.E.D.S. Plus	West	0	0	0	0	20
Bethel Community Facility	South	15	1	47	62	25
Family Promise North Shore	North	4	2	0	4	4
Crisis Center for South Suburbia	South	23	7	9	32	32
Journeys from PADS to Hope	North	0	0	0	0	79
Pillars	West	16	10	2	18	16
South Suburban PADS	South	0	0	0	6	143
The Harbour Inc.	North	0	0	6	6	1
Town of Cicero	West	0	0	0	0	4
West Suburban PADS	West	0	0	0	0	61
WINGS Program Inc.	North	17	7	5	22	22
YWCA Evanston /North Shore	North	24	8	8	32	17

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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	22	22	11
Catholic Charities	County-Wide	156	47	45	40	201
CEDA Bloom Rich	South	0	0	12	12	8
CEDA Central	West	36	13	4	40	28
CEDA Northw est	North	58	17	16	74	74
Connections for the Homeless	North	0	0	36	36	32
Tow n of Cicero	West	7	2	0	7	7
Pillars	West	9	3	0	9	7
South Suburban Family Shelter	South	31	10	0	31	31
South Suburban PADS	South	0	0	12	12	4
The Center of Concern	North	13	5	5	18	16
The Harbour Inc.	North	20	10	9	33	26
Together We Cope	South	13	6	0	13	15
Vital Bridges	West	6	1	6	12	12
West Suburban PADS	West	8	4	12	20	13
WINGS Program Inc.	North	75	23	1	76	68
YMCA Netw ork	State / County Scattered Site	0	0	10	10	5
Connections for the Homeless	North	0	0	36	36	32
Crisis Center for South Suburbia	South	12	5	0	12	5

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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 Supportive Housing Program Provider Name</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	26	36	62	62
Housing Authority of the County of Cook- Vital Bridges Shelter + Care Housing Opportunity Development Corp.- Permanent Housing for Homeless	West	9	15	24	24
Interdependent Living Solutions Center (Genesis Place)	South	0	10	10	9
Authority	West	0	5	5	5
Pillars	West	25	57	82	59
New Foundation Center- Salubrity House	North	0	8	8	8
New Foundation Center- Project Esperanza	North	0	13	13	13
Housing Authority of the County of Cook- VASH Vouchers	West	121	119	240	240
Catholic Charities	West	23	21	44	43
Connections for the Homeless	North	55	18	73	58
Housing Options	North	0	26	26	23
South Suburban PADS	South	12	28	40	
Together We Cope	South	6	0	6	6
WINGS	North	17	0	17	17

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. The federal Emergency Food and Shelter Program (EFSP) allocates additional Homeless Prevention dollars to the region.

<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.

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.

The Town of Cicero will work diligently with Cook County into a further collaboration regarding the available Emergency Solutions Grant (ESG) from the U.S. Department of Housing and Urban Development. The Town of Cicero will provide additional information regarding the collaboration once an agreement is in place.

## **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 purchased the former Chicago Motor Speedway for redevelopment purposes. Wirtz Beverage Group and a Walmart is now located on this site. The remaining acreage from this location will provide space for more businesses to relocate into the Town. 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 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 community's 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 21 completed applications. These 17 applications requested \$421,680.00 in Public Service Activities, and \$702,565.00 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 \$235,690. As seen above, the Town received over \$421,000 in Public Service requests. Also, with the high demand for housing rehabilitation assistance, the budget for Public Facility Projects has been capped at \$255,000, with over \$702,000 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
  - 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
  - 03K Street Improvements
5. Priority 5: Program Administration



**PY2015 Agencies Contacted**

#	Agency Name
1	The Boys Club of Cicero
2	ALFA (All family Active Organization)
3	Catholic Charities
4	CEDA
5	Chicago Metro AEYC
6	Children's Center of Cicero
7	Cicero Area Project
8	Cicero Housing Authority
9	Cicero Mexican Cultural Committee
10	Cicero Public Library
11	Cicero Recovery Club
12	Cicero Youth Commission
13	City Wide Tax Ass. Prog./Ladder Up
14	Community Chest of Cicero
15	Community Support Services
16	Corazon Community Services/CeaseFire
17	Family Services
18	Inner City Impact
19	Mother's on a Mission Inc.
20	Mujeres Latinas
21	PAV YMCA
22	President's Office for Literacy
23	Resurrection Project
24	Sarah's Inn
25	Seguin Retarded Citizens
26	Seguin Services
27	Solutions for Care
28	South Cicero Baseball
29	Spanish Coalition for Housing
30	TOC – Building Department
31	TOC – Clerk's Office
32	TOC – Health Department
33	TOC – People with Disabilities
34	TOC – Shelter Program
35	United Cerebral Palsy of Greater Chicago/Ramp Up
36	Vida Abundante
37	West Suburban Special Recreation Association
38	Youth Crossroads

**PY2015 Applications Received**

<b>#</b>	<b>Name of Agency</b>	<b>Date Sent</b>	<b>Date Received</b>	<b>Public Service</b>	<b>Public Facility</b>
1	Boys Club	4/2/2015	4/13/2015	\$16,600	
2	Boys Club	4/2/2015	4/13/2015		\$15,000
3	CEDA	4/1/2015	4/15/2015	\$25,000	
4	Children's Center	3/12/2015	4/16/2015	\$32,000	
5	Cicero Area Project	3/18/2015	4/15/2015	\$46,000	
6	Cicero Youth Commission	3/10/2015	4/14/2015	\$70,000	
7	City-Wide Tax Ass/LadderUp	3/4/2015	6/4/2015	5,000	
8	Corazon Community Services (CeaseFire)	3/23/2015	4/6/2015	\$25,000	
9	Family Services	3/5/2015	4/9/2015	\$80,000	
10	Family Services	3/5/2015	3/14/2015		\$150,000
11	Literacy Project	3/26/2015	4/13/2014	\$30,000	
12	Resurrection Project	4/8/2015	4/16/2015	\$30,000	
13	Sarah's Inn	3/10/2015	4/13/2015	\$25,000	
14	South Cicero Baseball	3/16/2015	4/15/2015	\$20,000	
15	TOC Alleys	4/13/2015	4/16/2015		\$475,065.00
16	UCP Seguin Services	3/4/2015	3/23/2015		\$62,500
17	Vida Abundante	3/23/2015	4/16/2015	\$17,080	

**Town of Cicero, Illinois**  
**2015-2019 Five Year Consolidated & Strategic Plan and Program Year 2015 One Year Action Plan**

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.

**Town of Cicero Department of Housing PY 2015**

<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Budget</b>
2015-0001	Town of Cicero	General Administration	5	N/A	Town-Wide	\$50,000.00
2015-0001	Town of Cicero	Staff Salaries	5	N/A	Town-Wide	\$250,000.00
2015-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	\$250,000.00
2015-0002	Town of Cicero	Housing Staff Salaries	1	N/A	Town-Wide	\$305,664.00
2015-0002	Town of Cicero	Emergency Heat Program	1	DH-1	Town-Wide	\$50,000.00
2015-0002	Town of Cicero	Accessibility Program	1	DH-1	Town-Wide	\$100,000.00
2015-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$75,000.00
<b>Total</b>						<b>\$1,080,664.00</b>

<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>Current Budget</b>
2015-0004	The Boys Club	After-School Program(s)	3	SL-3	Town-Wide	\$16,600.00
2015-0005	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$24,500.00
2015-0006	Youth Commission	After-School Program	3	SL-3	Town-Wide	\$70,000.00
2015-0007	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$62,500.00
2015-0008	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$30,000.00
2015-0009	South Cicero Baseball	Youth Program	3	SL-3	Town-Wide	\$20,000.00
2015-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$12,000.00
<b>Total</b>						<b>\$235,600.00</b>

<b><u>Public Facilities</u></b>						
<b>Project</b>	<b>Agency</b>	<b>Project Description</b>	<b>Priority</b>	<b>Performance</b>	<b>Service Area</b>	<b>Current Budget</b>
2015-0011	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$255,000.00
<b>Total</b>						<b>\$255,000.00</b>

<b>Total Entitlement</b>	<b>\$1,571,264.00</b>
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### **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 or 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.

### **Under-served Needs**

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

Town's Grant Writer, Jose Alvarez, is working closely with the Department of Housing 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.

**XI. CERTIFICATIONS/Applications**

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

**XII. EXHIBITS**

- |                    |  |
|--------------------|--|
| <b>Exhibit 1.</b>  | <b>PY2015 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>  |