

**Town of Cicero**  
**Community Development Block Grant Program**  
**Annual Action Plan Program Year 2016**  
**October 1st, 2016 through September 30th, 2017**



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

Prepared Under the Direction Of:  
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Jorge M. Rueda  
Executive Director



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## **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 second year Action Plan will begin October 1<sup>st</sup> 2016 and end September 30<sup>th</sup> 2017, 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 second 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:**

- 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 2016 is **\$1,519,605.00**. Additionally, the Town is estimated to receive **\$14,000.00** in program income. The total, **\$1,533,605.00** will be spent in the following categories:

**Town of Cicero, Illinois**  
**Program Year 2016 Annual Action Plan**

Administration	\$ 306,000.00
Housing Repair Program	\$ 700,000.00
Lead Hazard Reduction	\$ 75,000.00
Public Services	\$ 230,000.00
Public Facilities	\$ 222,605.00
<b>Total</b>	<b>\$ 1,533,605.00</b>

### Program Year 2016 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 2016 is **\$1,519,605.00**. Additionally, the Town is estimated to receive **\$14,000.00** in program income. The total, **\$1,533,605.00** will be spent in the following categories:

**Project ID 2016-0001 Program Administration.....\$ 306,000.00**

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
2016-0001	Town of Cicero	General Administration	5	N/A	Town-Wide	\$50,000.00
2016-0001	Town of Cicero	Staff Salaries	5	N/A	Town-Wide	\$256,000.00
<b>Total</b>						<b>\$306,000.00</b>

**Project ID 2016-0002 Housing Repair Program.....\$ 700,000.00**

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

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2016-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	\$250,000.00
2016-0002	Town of Cicero	Housing Staff Salaries	1	N/A	Town-Wide	\$300,000.00
2016-0002	Town of Cicero	Emergency Heat Program	1	DH-1	Town-Wide	\$50,000.00
2016-0002	Town of Cicero	Accessibility Program	1	DH-1	Town-Wide	\$100,000.00
<b>Total</b>						<b>\$700,000.00</b>

**Town of Cicero, Illinois**  
**Program Year 2016 Annual Action Plan**

**Project ID 2016-0003 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 Cicero 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
2016-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$75,000.00
<b>Total</b>						<b>\$75,000.00</b>

**Public Services.....\$ 230,000.00**

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.

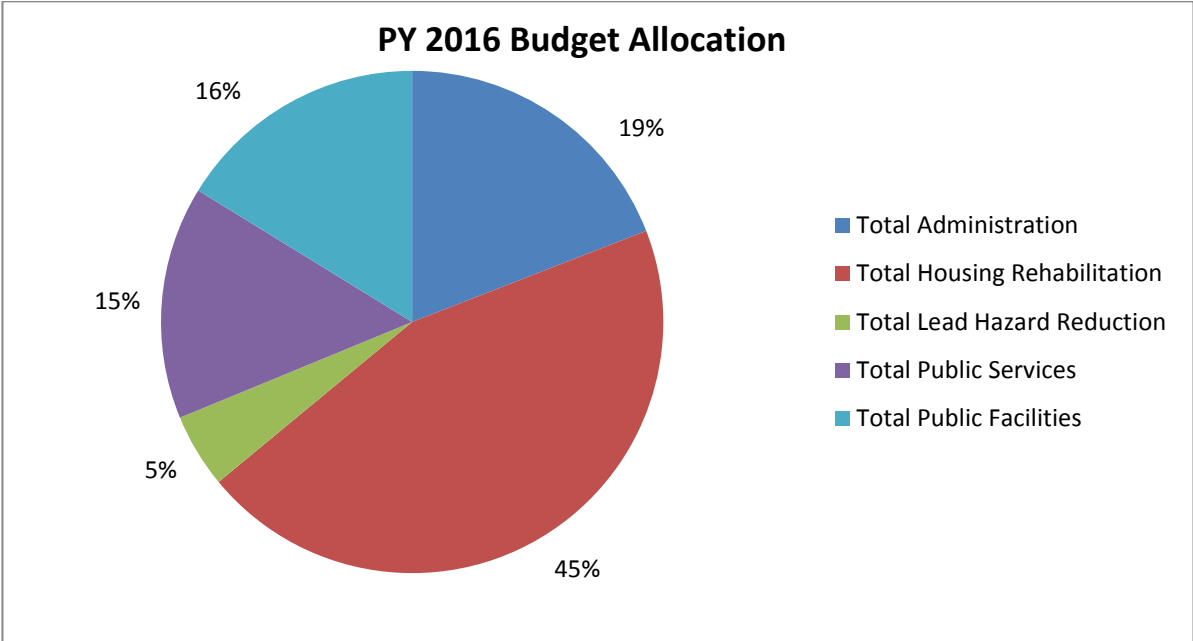
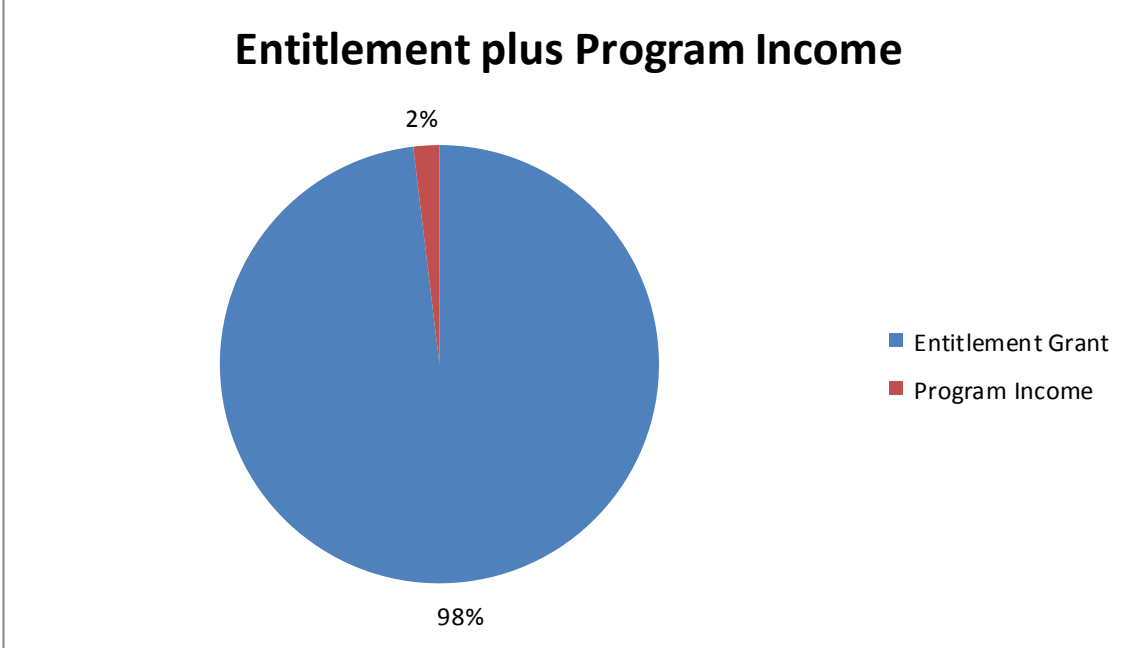
<b>Public Service</b>						
Project	Agency	Project Description	Priority	Performance	Service Area	Current Budget
2016-0004	The Boys Club	After-School Program(s)	3	SL-3	Town-Wide	\$16,600.00
2016-0005	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$24,500.00
2016-0006	Youth Commission	After-School Program	3	SL-3	Town-Wide	\$60,000.00
2016-0007	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$62,500.00
2016-0008	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$30,000.00
2016-0009	South Cicero Baseball	Youth Program	3	SL-3	Town-Wide	\$26,400.00
2016-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$10,000.00
<b>Total</b>						<b>\$230,000.00</b>

**Public Facilities.....\$ 222,605.00**

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
2016-0011	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$222,605.00
<b>Total</b>						<b>\$222,605.00</b>

Resources



**Town of Cicero, Illinois**  
**Program Year 2016 Annual Action Plan**

<b>Federal Resources</b>	
<b>Source</b>	<b>Amount</b>
Community Development Block Grant Funds	\$1,519,605.00
Section 8	\$995,965.00
IHDA	\$250,000.00
CMAQ/RTA	\$256,600.00
RTA/IDOT	\$141,560.48
U.S. Department of Justice	\$1,355,252.00
HOME Grant from Cook County	\$2,566,367.00
Emergency Solutions Grant (ESG)	\$138,745.00
NSP Funds (Program Income)	\$248,979.63
<b>Total</b>	<b>\$7,473,074.11</b>

<b>Estimated Program Income</b>	
<b>Source</b>	<b>Amount</b>
Economic Development Revolving Loan Fund Repayments	\$8,000.00
Home Improvement Loan Program Repayments	\$6,000.00
<b>Total</b>	<b>\$14,000.00</b>

<b>Other Resources</b>	
<b>Source</b>	<b>Amount</b>
General Assistance	\$91,584.00
Infrastructure	\$750,000.00
708 Board	\$401,000.00
State Grants	\$5,100,000.00
<b>Total</b>	<b>\$6,342,584.00</b>

## **State and Federal Resources**

### **Recently Approved Grants**

#### **CMAQ – Town of Cicero CTA Bus Shelter improvements**

- Total Project Cost: \$256,600
- Award Amount: \$205,280. (Program Share 80%)
- Town Match: \$51,320. (Town Share 20%)

#### **RTA – Access to Transit Improvement program**

- Total Project Cost: \$256,600
- Award Amount: \$51,320. (Program Share 100%)
- Town Match: \$0. (Town Share 0%)

Project Description: The Town of Cicero received funding in the amount of \$256,000 through CMAQ and the RTA Access to Transit Improvement program to redevelop bus shelters at 10 Town of Cicero intersections which have been determined to have the highest use in the community.

#### **RTA – Local Transit Improvement Program / The Town of Cicero Connections Initiative**

- Total Project Cost: \$141,560.48
- Award Amount: \$113,248.38. (Program Share 80%)
- Town Match: \$28,312.10. (Town Share 20%)

#### **IDOT - Surface Transportation Program (STU)**

- Total Project Cost: \$141,560.48
- Award Amount: \$28,312.10. (Program Share 100%)
- Town Match: \$0. (Town Share 0%)

Project Description: The Town of Cicero received funding in the amount of \$141,560.48 through the RTA and IDOT in order to develop the Town of Cicero Connections Initiative which is a Transportation Oriented Development plan to improve the transportation infrastructure throughout the Town of Cicero.

#### **IHDA - Abandoned Residential Property Municipality Relief Program**

- Award Number: APP 50904
- Total Project Cost: \$250,000
- Award Amount: \$250,000. (Program Share 100%)
- Town Match: \$0. (Town Share 0%)

Project Description: The Town of Cicero received approval of a grant in the amount of \$250,000 from the Abandoned Residential Property Municipality Relief Fund for assistance with costs incurred by the Town for the securing and maintenance of Abandoned Residential Property within our municipalities.

#### **COPS HIRING PROGRAM (CHP) - \$1,355,252**

A grant funded through the U.S. Department of Justice to hire four (4) new officers and pay their full salaries for three years was approved for the full amount. All four officers have been hired.



**HOME INVESTMENT PARTNERSHIPS PROGRAM - \$2,566,367**

The Town of Cicero was awarded funds through the Cook County HOME grant program in the amount of \$2,566,367 for the purpose of developing seventeen (17) single family or duplex homes to be located on Town owned, non-conforming lots.

**Pending Grants**

**DCEO Grant - \$585,000**

Town of Cicero Aquatics Center construction costs

**US DOJ – Bulletproof Vest Partnership program**

- Total Project Cost: \$48,000.00
- Award Amount: \$24,000.00. (Program Share 50%)
- Town Match: \$24,000.00. (Town Share 50%)

The Town of Cicero applied for funding from the US Department of Justice to purchase 80 bulletproof vests for Town of Cicero Police officers.

**Updates on Other Grants**

The status of the following two grants is still unresolved:

**HOME INVESTMENT PARTNERSHIPS PROGRAM - \$350,000**

Cicero was awarded a \$350,000 HOME grant from Cook County to assist in Cicero's Lead Abatement Program, unfortunately Cook County has informed the Town that only performing Lead Abatement is not eligible, and the program must bring properties up to code. The Town is currently looking into implementing a Housing Rehabilitation Program to bring properties up to code utilizing this potential funding. More discussions with Cook County regarding this program will be required.

**Approved Grants:**

**DCEO Grant - \$5,000,000**

Indoor Aquatic Center. The town is in the process of finalizing the purchase for the proposed site.

**DCEO Grant - \$100,000**

The Town of Cicero received \$100,000 through DCEO for a Road Resurfacing Project in the Town.

## **Recovery Act Funds Received By Cicero:**

### **HOME INVESTMENT PARTNERSHIPS PROGRAM - \$350,000**

Cicero was awarded a \$350,000 HOME grant from Cook County to assist in Cicero's Lead Abatement Program, unfortunately Cook County has informed the Town that only performing Lead Abatement is not eligible, and the program must bring properties up to code. The Town is currently looking into implementing a Housing Rehabilitation Program to bring properties up to code utilizing this potential funding. More discussions with Cook County regarding this program will be required.

### **HOME INVESTMENT PARTNERSHIPS PROGRAM - \$2 – 4 Million**

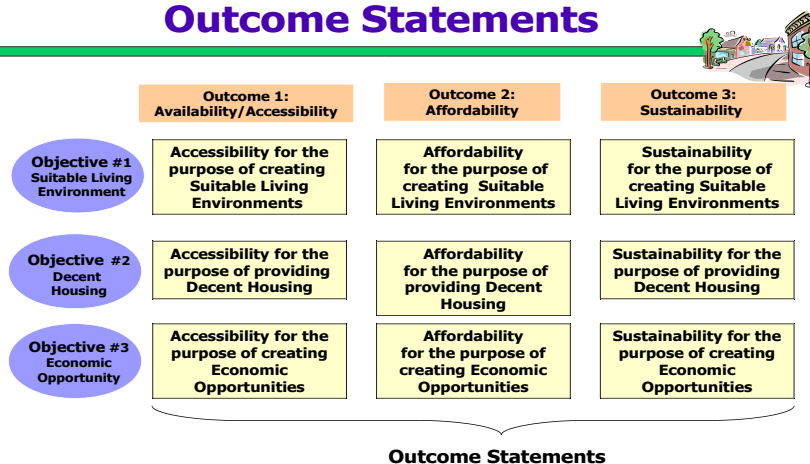
Cicero will also be submitting an application to Cook County for additional HOME dollars to develop new housing on a 7.5-acre site located at 47th Avenue and 21st Place. The dollar amount has not been determined as yet, but is expected to be between \$2-4 million.

The Illinois Housing Development Authority (IHDA), the State of Illinois Neighborhood Stabilization Program (NSP) Administrator is seeking project applications to determine eligibility and award amounts for the State of Illinois NSP3 funding round. The State of Illinois was awarded \$5 million from the Department of Housing and Urban Development (HUD) under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203, approved July 21, 2010) (Dodd-Frank Act) to provide funding for eligible activities under the third round of NSP. The primary focus of the NSP3 funding is to demonstrate impact by addressing the negative results of vacant and foreclosed properties on communities.

## Performance Measurement System

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

### Linking Objectives & Outcomes - Outcome Statements

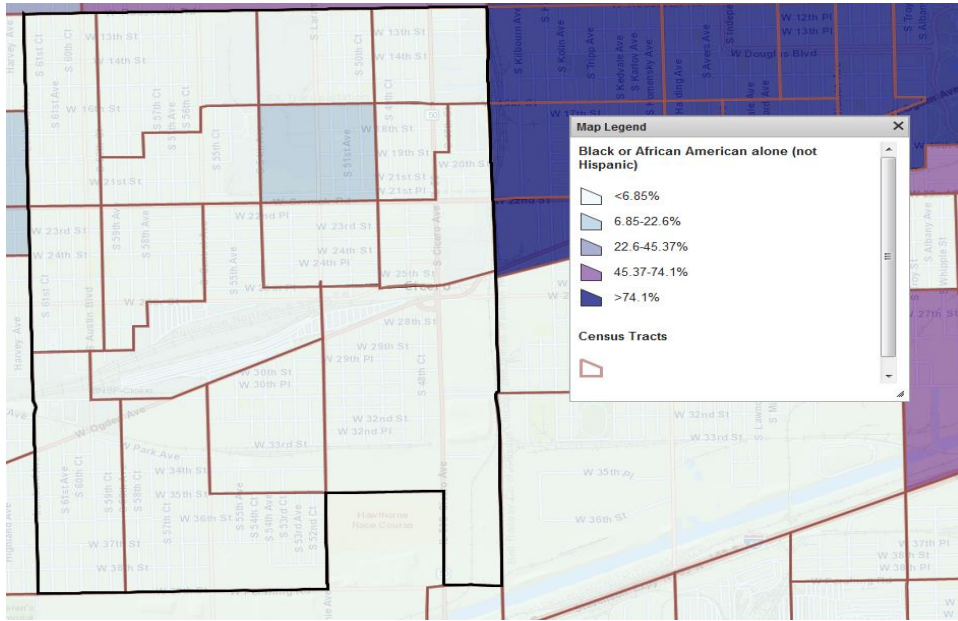


## Cicero’s Demographic and Resource Information

The Town of Cicero is the only incorporated town in Cook County, and one of the oldest and largest municipalities in the State of Illinois. It bears the name of the great Roman statesman of the First Century B.C., Marcus Tullius Cicero. Cicero is composed of eight neighborhoods, with their own distinct characteristics and names: Boulevard Manor, Clyde, Drexel, Grant Works, Hawthorne, Morton Park, Parkholme, and Warren Park. Three Presidents, Dwight D. Eisenhower, Ronald Reagan, and George Bush, visited Cicero on their roads to the White House. The Town of Cicero has a colorful history, which forms a part of the larger stories of the county, state, and nation.

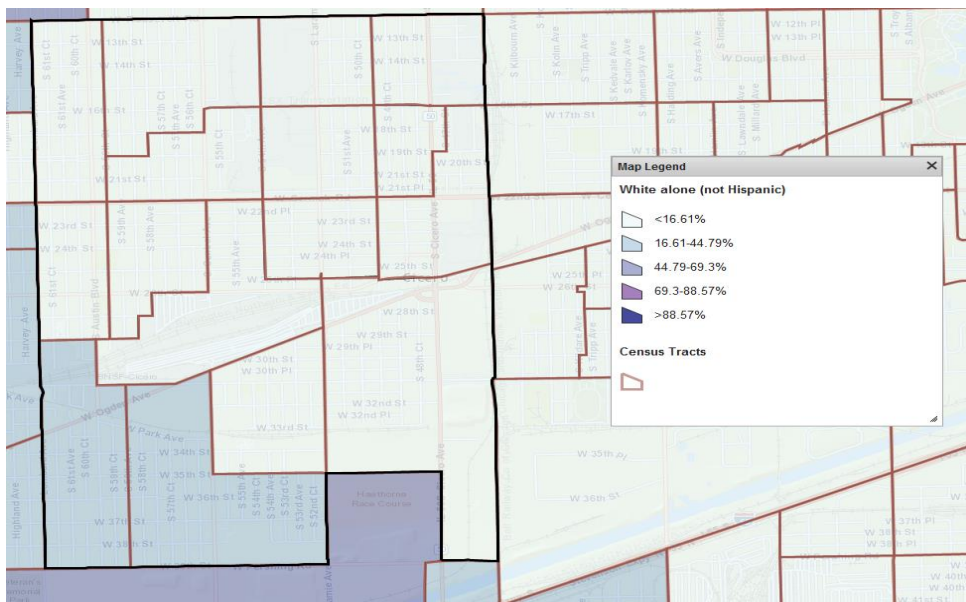
As you will note from the maps below, The Town of Cicero has a consistent ethnic origin distribution. The further south you are in the town, the less the minority population, the further north you are, the more dense the minority population. Therefore, in order to better serve Cicero’s minority population,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

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



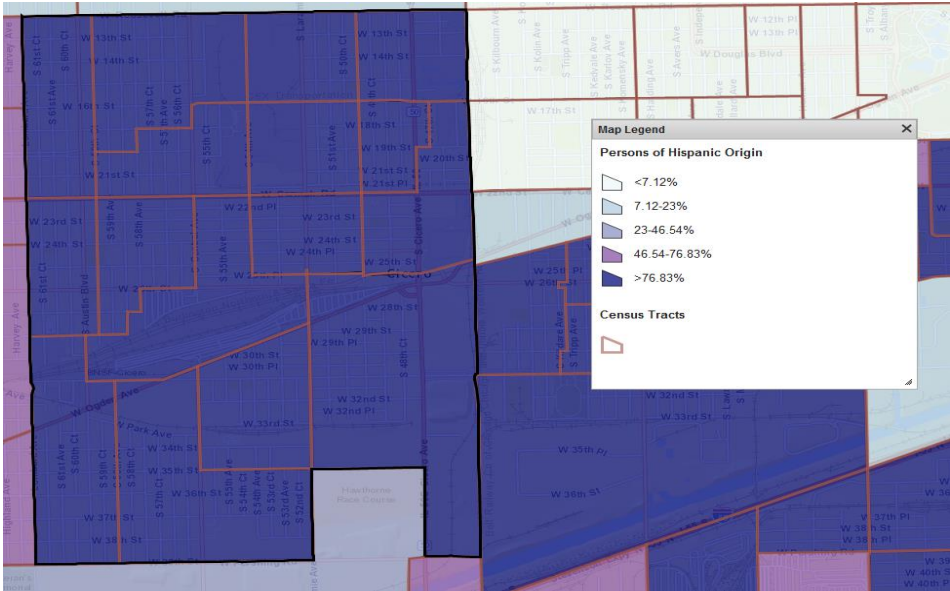
Source: U.S. Census Bureau, Census 2010

*Percent of Persons Who Are White Alone*



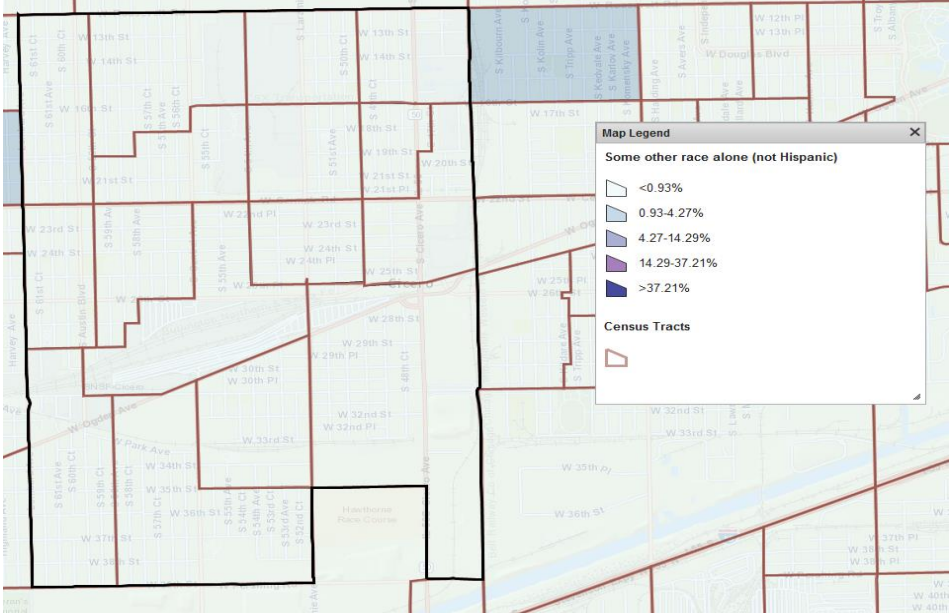
Source: U.S. Census Bureau, Census 2010

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



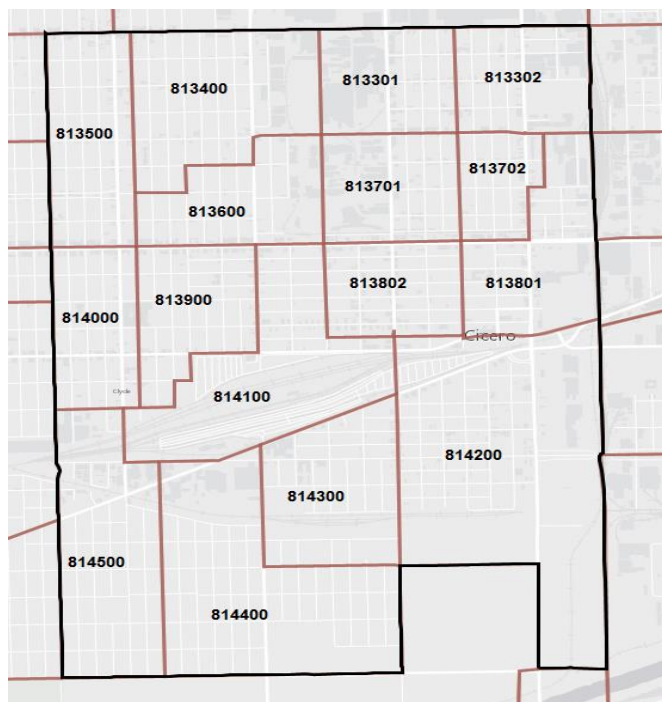
Source: U.S. Census Bureau, Census 2010

*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

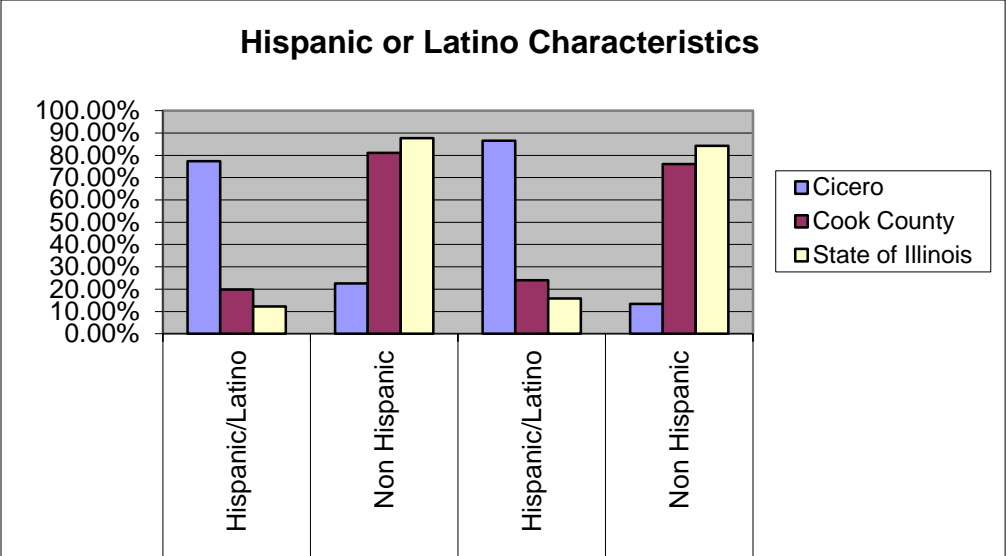
<b>Population Growth 1990-2010 Town of Cicero, Cook County, State of Illinois</b>					
	1990	2000	% Change	2010	% Change
<b>Cicero</b>	<b>67,436</b>	<b>85,616</b>	<b>27%</b>	<b>81,716</b>	<b>-4.6%</b>
Cook County	5,105,067	5,376,741	5.3%	5,103,582	-5.1%
State of Illinois	11,430,602	12,419,293	8.6%	12,581,313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

## Age Characteristics

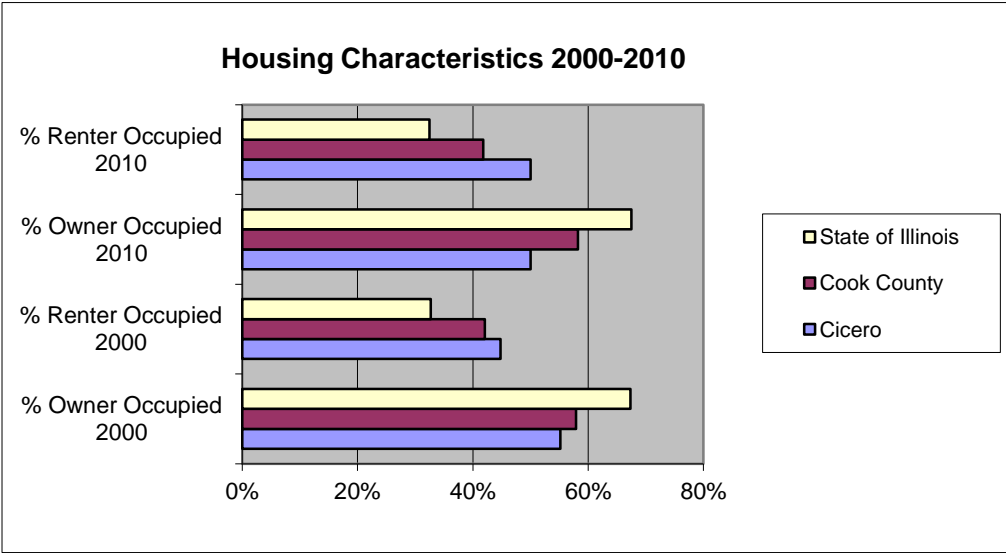
<b>Age Characteristics 2000 to 2010 Town of Cicero, Cook County, State of Illinois</b>		
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	<u>2000</u>	<u>2010</u>
	% Under 24	% Under 24
<b>Cicero</b>	38.00%	44.70%
Cook County	28.70%	33.10%
State of Illinois	21.90%	33.60%
	% 25 - 64	% 25 - 64
<b>Cicero</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

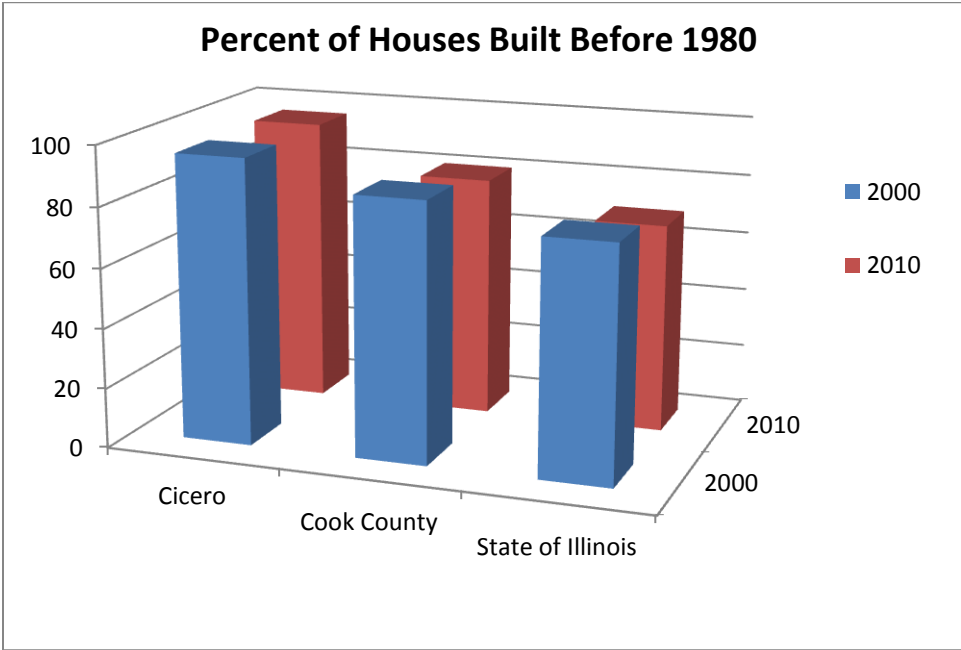


### Housing Characteristics





**Percent of Houses Built Before 1960**



**Employment**

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

**Infrastructure Program**

Project	MFT	Federal Aid	CDBG	State (IJN)	State (DCEO)	TIF
1 2016 Street Rehabilitation	\$ 750,000					\$ 200,000
2 Austin Blvd. - Cermak Rd. to Roosevelt Rd (Paving)		\$ 760,000		\$ 371,131		
3 2016 CDBG Alley Paving			\$ 585,000			
<b>Totals =</b>	<b>\$750,000.00</b>	<b>\$760,000.00</b>	<b>\$585,000.00</b>	<b>\$371,131.00</b>	<b>\$0.00</b>	<b>\$200,000.00</b>

**2016 Street Rehabilitation - MFT Funds & TIF Funds:**

Contract Awarded Cost: \$950,000.00  
 Construction Start Date: July 15, 2016  
 Estimated Completion Date: October 30, 2016  
 This project will include the rehabilitation of approximately 1.03 miles of streets.  
 This project is funded by IDOT Motor Fuel Tax (MFT) funds and Town TIF Funds

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

Contract Awarded Cost: \$1,131,131.00  
 Construction Start Date: April 15, 2016  
 Estimated Completion Date: July 15, 2016  
 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.

**2016 CDBG Alley Paving:**

Engineer's Cost Estimate: \$585,000.00  
 Construction Start Date: July 20, 2016  
 Estimated Completion Date: October 15, 2016  
 This project includes the reconstruction of five 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 PY2016, the 708 Community Mental Health Board anticipates on funding the following agencies:

<b>2016 Community Mental Health Board Agencies Funded</b>		
<u>Agency</u>	<u>Program</u>	<u>Amount Allocated</u>
Cicero Family Services & Mental Health Center	Outpatient/Family Services	\$180,000.00
Cicero Police Explorers	Adolescent Preventative Program	\$10,000.00
Cicero Youth Commission	After School and Special Programs	\$30,000.00
The Children's Center	Social Work Services Day Care Consultants Classroom Observation Community Education	\$30,000.00
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	\$13,000.00
UCP Seguin	Vocational Traing/Employee Alternatives	\$25,000.00
Solutions for Care	Comprehensive Case Management	\$16,000.00
Youth Crossroads, Inc.	Comprehensive Community Based Youth Services	\$46,000.00
Pilsen Wellness Center	Outpatient family mental health Services	\$16,000.00
<b>TOTAL</b>		<b>\$401,000.00</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 25, 2016 (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, Sequin Services, Sequin Retarded Citizens Association, 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, Sequin Services, and Sequin 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

**Town of Cicero, Illinois**  
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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.

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

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

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

The Department also conducts site inspections during and after the construction of infrastructure projects, and the rehabilitation and/or lead abatement of residential units. The inspections are carried out to ensure that high quality construction work is performed and completed on time. The Department also performs follow-up audits after it receives single audit reports from subrecipients. Reports are generated which identify project status, findings, corrective actions, and unused funds. The department also has a delegated "Project Monitor" to monitor all public facility projects to ensure compliance with all federal regulations, including the Davis Bacon Act. The Department also requires a quarterly written status report from all subrecipients, to assess the overall

performance of each program and activity.

Overall, the goals of The Town of Cicero's Department of Housing monitoring policy is to ensure that HUD rules and regulations in respect to the CDBG program are being met and that 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, which 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. On a yearly basis we estimate on doing 50 projects. From the 50 applicants, it is assumed some will not qualify, some will no longer need the assistance, some will not respond to correspondence, or some will not supply the appropriate documentation needed to be approved for the program. As a result we may receive further applications so to continue the process with more individuals, so we may reach the 50 projects per year accomplishment.

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 through the Housing Rehabilitation Program, which 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 \$700,000.00 of its PY2016 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 assist 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) 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, Cicero School District 99, as well as to the Youth Service Agencies within the Town of Cicero.
- 2) 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.
- 3) 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 .....\$ 860
- One - Bedroom .....\$ 1,001
- Two - Bedroom .....\$ 1,176
- Three - Bedroom.....\$ 1,494
- Four - Bedroom .....\$ 1,780

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 the 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.

**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 of Cicero'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, and etcetera 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 of Cicero 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, which 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 should work collaboratively with the Building Department to ensure internal policies do not add to the cost burden currently 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 and 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 of Cicero 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 has met 98% of the obligation, 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.

In addition, 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. The Town of Cicero’s Department of Housing 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 of Cicero 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 upon review from the Attorney and Town of Cicero Board Approval.
- 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 PY2016, 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 Cicero and Berwyn. 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 27, 2016. There were 1,297 homeless persons counted on that date from the Cicero area.

-- Chronically homeless individuals represented 7.7% or 100 of the homeless population in Suburban Cook County.

-- According to the PIT Survey 5.7% or 74 of the general homeless population in suburban Cook County reported being veterans, 10.7% or 140 having a serious mental illness, 7.5% or 98 suffered from chronic substance abuse, and 12.5% or 163 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 27, 2016.

**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. 221 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, 2013.

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

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

The Cook County's CoC Homeless Count on January 27, 2016 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 1,297 persons were considered homeless. 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 areas 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 1,297 sheltered homeless persons counted, 37% (478 persons) were in families with children and 63% (819 persons) were individuals.

**Homeless Subpopulations-Sheltered and Unsheltered**

Per the HUD definition, 100 sheltered persons were identified as chronically homeless, which constitutes 7.7% of the total sheltered population.

140 sheltered homeless persons were identified as having a serious mental illness (10.7% of the total).

98 persons of the sheltered homeless population were identified as having a Chronic Substance Abuse problem (7.5% of the total).

Veterans comprised 5.7% of the sheltered homeless population (74 persons).

Five persons with HIV/AIDS were identified within the sheltered homeless population (less than 1% of the total).

Among sheltered homeless persons 163 were identified as Victims of Domestic Violence (12.5% of the total).

### **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 27, 2016 indicated that 1,297 persons were considered homeless in suburban Cook County on that date.

Of these 1,297 persons, 98 sheltered persons were identified as chronically homeless per the definition of the U.S. Department of Housing and Urban Development (HUD). These 98 chronically homeless persons represent 6% 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. 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 2,537 shelter beds available: 535 beds for emergency shelter; 428 beds for transitional housing; and 1,574 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.

Half 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, 57.7% of transitional housing beds were occupied by families with children, with only 38% 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>						
<b>Emergency Shelter Program Provider</b>	<b>Continuum of Care Region (CBSA)</b>	<b>Beds for Households w/ Children</b>	<b>Units for Households w/ Children</b>	<b>Beds for Households w/out Children</b>	<b>Total Year-Round Beds</b>	<b>Point-in-Time Homeless Count</b>
B.E.D.S. Plus Care, Inc.	West	0	0	0	40	35
Bethel Family Resource Center	South	5	1	45	55	39
Crisis Center for South Suburbia	South	38	1	7	49	39
Family Promise North Shore	North	14	3	0	14	7
Housing Forward	West	0	0	0	70	70
Journeys   The Road Home	North	0	0	0	109	88
Pillars	West	16	5	2	18	13
South Suburban PADS	South	0	0	0	85	85
The Harbour Inc.	North	0	0	3	6	0
Town of Cicero	West	6	2	0	6	6
Way Back Inn	West	0	0	6	6	2
WINGS Program Inc.	North	40	9	5	45	41
YWCA Evanston/North Shore	North	24	8	8	32	24

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>Emergency Shelter Program Provider</b>	<b>Continuum of Care Region (CBSA)</b>	<b>Beds for Households w/ Children</b>	<b>Units for Households w/ Children</b>	<b>Beds for Households w/out Children</b>	<b>Total Year-Round Beds</b>	<b>Point-in-Time Homeless Count</b>
Aunt Martha's Youth Services	South	0	0	30	30	22
Bethel Human Resources	South	0	0	12	12	10
Catholic Charities	West	0	0	40	40	18
Catholic Charities	ALL	30	7	0	30	30
Catholic Charities	South	5	2	0	5	5
CEDA Bloom Rich	South	0	0	12	12	12
CEDA, Inc.	West	34	12	5	39	39
Connections for the Homeless	North	0	0	20	20	13
Crisis Center for South Suburbia	South	15	6	3	18	18
Heartland Health Outreach	West	6	1	6	12	11
Housing Forward	West	0	0	11	11	10
Northwest Compass, Inc.	North	30	9	14	44	44
South Suburban Family Shelter	South	29	10	0	29	29
The Harbour Inc.	North	20	10	12	32	17
Together We Cope	South	26	8	0	26	24
WINGS Program Inc.	North	67	23	1	68	68

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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>Emergency Shelter Program Provider</b>	<b>Continuum of Care Region (CBSA)</b>	<b>Beds for Households w/ Children</b>	<b>Units for Households w/ Children</b>	<b>Beds for Households w/out Children</b>	<b>Total Year-Round Beds</b>	<b>Point-in-Time Homeless Count</b>
Connections for the Homeless	North	0	0	5	5	4
Oak Park Housing Authority	West	0	0	5	5	1
Aunt Martha's Youth Services	South	23	3	7	30	7
Catholic Charities	North	25	7	22	47	46
Connections for the Homeless	North	65	19	28	93	92
Housing Authority of Cook County	West	9	3	15	24	23
Housing Authority of Cook County	South	24	9	38	62	62
Housing Authority of Cook County	ALL	204	65	402	606	563
Housing Forward	West	20	7	63	83	77
Housing Forward	ALL	18	6	30	48	17
Housing Opportunity Development Corporation	North	9	2	7	16	16
Housing Options	North	0	0	26	26	24
Interdependent Living Solutions Center	South	0	0	10	10	9
New Foundation Center	North	0	0	27	27	26
Pillars	West	36	11	60	96	93
South Suburban PADS	South	17	5	19	26	33
Thresholds Inc.	ALL	0	0	6	6	6
Together We Cope	South	19	5	0	19	19
WINGS Program Inc.	North	24	7	2	26	26
Catholic Charities	ALL	170	47	55	225	225
Connections for the Homeless	North	4	2	2	6	6
Crisis Center for South Suburbia	South	2	1	0	2	2
Heartland Human Care Services	ALL	0	0	3	3	3
Housing Forward	West	7	2	0	7	7
South Suburban PADS	South	16	4	31	47	47
The Center of Concern	North	11	4	7	18	18
Volunteers of America of Illinois	ALL	0	0	1	1	1



The following table represents a brief summary of the Housing Prevention program site regional locations and annual Emergency Solutions 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. 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 Solutions Grants (ESG)

### EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM AWARD CRITERIA

The Town of Cicero will be receiving an Emergency Solutions Grant (ESG) for Program Year 2016 (October 1, 2016 – September 30, 2017) in the amount of \$138,745, from the U.S. Department of Housing and Urban Development (HUD). This grant will be used to address the needs for homeless prevention in the Town of Cicero. Homelessness is an area of focus for the Town of Cicero. The Alliance to End Homelessness in Suburban Cook County (the Alliance) is the nonprofit organization responsible for planning and coordinating homeless services and housing options in suburban Cook County and leads the local Continuum of Care (CoC). The Alliance, as the CoC coordinates annual funding applications for and distribution of HUD Shelter Plus Care and Supportive Housing Program dollars to address the needs of homeless persons, and those at risk of homelessness throughout suburban Cook County. The Alliance recently completed a strategic plan, providing a comprehensive look at homeless trends in suburban Cook County. The Alliance found that while homelessness is predominantly an issue afflicting single-individuals, a growing share of the homeless population is in families. Overall, the number of homeless people increased 16% between 2011 and 2013. More than 1/5 of those who are homeless suffer from serious mental illness and more than 15% struggle with substance abuse. If all people in suburban Cook County who are residing in “doubled-up” living situations (e.g., living with relatives or friends typically temporarily) were considered homeless, the number of homeless would be far higher.

The Alliance’s plan emphasizes the role that structural factors such as housing costs and employment opportunities play a role in homelessness trends. Nearly 13% of the known homeless population in suburban Cook County is considered chronically homeless, meaning he or she has been homeless for an extended period of time or has cycled in and out of homelessness repeatedly. Over 11% are veterans, and over 10% are leaving domestic violence situations. A substantial share has a disability, such as substance use (17%) or a mental illness (21%). When the most vulnerable people experiencing homelessness in the county were surveyed, nearly 1/2 reported having spent time in a jail or prison in the past.

Since the inception of the Alliance, the supply of permanent supportive housing has quadrupled, while chronic homelessness has decreased by almost 2/3. These trends can be attributed to a number of factors, including the success of the national 100,000 Homes Campaign and stimulus funding for homeless prevention and rapid re-housing. As a result, one of the Alliance’s main goals between 2014 and 2016 is ending chronic homelessness in suburban Cook.

The Cook County Consortium and the Alliance have an existing strong partnership related to homeless programming, funding, and special initiatives. During the development of this plan, the Town of Cicero consulted with Cook County and the Alliance to determine the needs of homeless persons or persons at risk of homelessness. This consultation and coordination will continue throughout implementation.

### Homeless Strategy

The Town of Cicero will work with the Alliance and subrecipients to encourage agencies to provide technical assistance in getting people who have experienced homelessness, to be more involved in policy roles. The Town will support specific homeless activities.

Street Outreach.....	\$ 20,000
Emergency Shelter.....	\$ 30,000
Homelessness Prevention.....	\$ 34,045
Rapid Re-Housing.....	\$ 30,000
Data Collection (HMIS).....	\$ 15,000
Administration.....	\$ 9,700

- 1) Street Outreach is directed toward finding people experiencing homelessness who might not use shelter or services. It includes building relationships, checking on and monitoring clients' welfare, assessing vulnerability, linking to services, and providing follow-up case management to ensure successful linkage to services. Outreach is a critical first step in connecting chronically homeless people with the services they need and reducing the length of time they spend homeless. This is a challenge as a result of limited resources available to support such services. The Alliance has been making strides in expanding outreach, and through the work of the Alliance staff and street outreach providers, the Town will focus in partnership towards increasing the geographic coverage of street outreach and securing adequate resources for street outreach.
- 2) Emergency shelters in suburban Cook County are largely operated on a seasonal basis, in rotating congregations and staffed primarily through volunteers. They operate within a funding and practice context that is moving away from using shelters as a housing solution and with growing recognition that, for many people who end up in shelters, their homelessness could have been prevented in the first place. In order to respond to this context and to meet the goals of reducing how many people enter the homeless system, the Alliance will focus on strengthening assessment and referral practices to connect people to housing as quickly as possible and divert emergency shelter stays whenever possible.
- 3) Homelessness prevention activities are designed to reduce the number of people who become homeless for the first time. Activities include short or medium-term financial assistance and services as well as tenant and legal services. In addition it includes systems prevention efforts with institutions that may discharge people without stable housing lined up. A newly emerging area of prevention work is identifying the situations that make a person most likely to become homeless and intentionally targeting households with those situations. This reinforces the importance of assessment in the process.
  - Transitional housing is itself going through a transition across the nation. Through research and the emergence of newer housing and service models, it is becoming clearer that transitional housing should prioritize individuals and families going through transitional periods in their lives. Their service needs are acute but not indefinite. Examples include victims of domestic violence, people in recovery or in treatment, and young adults with a history of child welfare involvement. In order to create the right mix of housing types for those within the homeless system and to promote housing stability and success, the Alliance will focus on redefining the role of transitional housing within local housing continuum and developing alternative funding and service models for transitional housing. The Town of Cicero will participate in and support these efforts as appropriate.
  - Permanent supportive housing is broadly understood to effectively end homelessness for those with disabilities, especially chronically homeless individuals and families. The expansion of permanent supportive housing has been a core feature of the Alliance's work since its inception. The 150 Homes campaign has reached new people and established processes to get chronically homeless off the streets quickly and housed permanently. This recently transitioned into the Zero: 2016 effort which aims to end veteran homelessness by the end of 2015 and chronic homelessness by the end of 2016. In short, persons who are assessed and score low will be provided with services only. Those who score in the middle will be targeted with Rapid Re-housing, and those who score high will be targeted for Permanent Supportive Housing. The Alliance has been working very closely with the Veterans Administration on this initiative. Moreover, the Alliance believes that ending chronic homelessness is attainable in suburban Cook County with more newly created and newly targeted permanent housing. The Alliance will also

focus on ensuring that permanent supportive housing targets populations with intensive service needs, those who experience long-term homelessness, those who are vulnerable, and those who are the hardest to house. The Town of Cicero will participate in and support these efforts as appropriate.

4) Rapid re-housing, short to medium term rental assistance with limited services, is the newest player in terms of interventions on the housing continuum targeted at people experiencing homelessness. While it has many features similar to transitional housing, in rapid re-housing the assistance is temporary but the housing is meant to be permanent. The rapid re-housing programs in suburban Cook County are small given the limited amount of funds available. The Alliance sees rapid re-housing as a key tool to shorten the duration of homelessness, and through staff leadership and the work of many committees and providers, the Alliance will focus on increasing rapid re-housing capacity, ensuring that rapid re-housing targets populations with low to moderate service needs, and developing standards and procedures for rapid re-housing.

5) Data Collection (HMIS) - The Alliance has primary responsibility for all HMIS activities.

Beginning with the 2003 Continuum of Care (CoC) grants and continuing with the Emergency Solutions Grants (ESG), the United States Department of Housing and Urban Development (HUD) requires all grantees and sub-grantees to participate in their local Homeless Management Information System. This policy is consistent with the Congressional Direction for communities to provide data to HUD on the extent and nature of homelessness and the effectiveness of its service delivery system in preventing and ending homelessness. The HMIS and its operating policies and procedures are structured to comply with the most recently released HUD Data and Technical Standards for HMIS. The Alliance uses all submitted data for analytic and administrative purposes, including the preparation of Alliance reports to funders and the Continuum's participation in the Federal Annual Homeless Assessment Report (AHAR). Aggregate data taken from the HMIS is used to inform Strategic Planning activities and the Consolidated Plans of Cook County and other entitlement communities.

6) Administration – Up to 7.5 % of the ESG funds can be used for administrative activities. These activities include general management, oversight, and coordination on reporting on the program.

Under this 2016 Annual Action Plan, The Town of Cicero will aim to address the emergency shelter and transitional housing needs of homeless persons through the deployment of ESG resources to agencies that provide said housing options as noted.

Additionally, The Town of Cicero will be committed to helping homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living as well as to shorten the period of time that individuals and families experience homelessness. In order to shorten the period of time that individuals and families experience homelessness, the Town of Cicero will support rapid-re-housing assistance that helps participants quickly obtain and sustain stable housing through the ESG program.

The Town of Cicero will enter into an intergovernmental agreement with Cook County as to the administration of this ESG grant. Cook County will be a subrecipient to the Town of Cicero and will administer the ESG funding appropriately while submitting the required reporting and documentations regarding the grant.

## **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 17 completed applications. These 17 applications requested \$424,680.00 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 \$230,000. As seen above, the Town received over \$424,000 in Public Service requests. Also, with the high demand for housing rehabilitation assistance, the budget for Public Facility Projects has been capped at \$222,605, 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

**PY2016 Agencies Contacted**

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



**PY2016 Applications Received**

<b>#</b>	<b>Name of Agency</b>	<b>Date Sent</b>	<b>Date Rcvd</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	Corazon Community Services(CeaseFire)	3/23/2015	4/6/2015	\$25,000	
8	Family Services	3/5/2015	4/9/2015	\$80,000	
9	Family Services	3/5/2015	3/14/2015		\$150,000
10	Literacy Project	3/26/2015	4/13/2014	\$30,000	
11	Ressurrection Project	4/8/2015	4/16/2015	\$30,000	
12	Sarah's Inn	3/10/2015	4/13/2015	\$25,000	
13	South Cicero Baseball	3/16/2015	4/15/2015	20,000	
14	UCP Seguin Services	3/4/2015	3/23/2015		\$62,500
15	Vida Abundante	3/23/2015	4/16/2015	\$17,080	
16	WSSRA	4/6/2015	4/16/2015	\$8,000	
17	TOC Alleys	4/13/2015	4/16/2015		\$475,065.00

**Town of Cicero, Illinois**  
**Program Year 2016 Annual 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.

<b>Town of Cicero Department of Housing PY 2016</b>
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Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2016-0001	Town of Cicero	General Administration	5	N/A	Town-Wide	\$50,000.00
2016-0001	Town of Cicero	Staff Salaries	5	N/A	Town-Wide	\$256,000.00
2016-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	\$250,000.00
2016-0002	Town of Cicero	Housing Staff Salaries	1	N/A	Town-Wide	\$300,000.00
2016-0002	Town of Cicero	Emergency Heat Program	1	DH-1	Town-Wide	\$50,000.00
2016-0002	Town of Cicero	Accessibility Program	1	DH-1	Town-Wide	\$100,000.00
2016-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$75,000.00
<b>Total</b>						<b>\$1,081,000.00</b>

<b>Public Service</b>						
Project	Agency	Project Description	Priority	Performance	Service Area	Current Budget
2016-0004	The Boys Club	After-School Program(s)	3	SL-3	Town-Wide	\$16,600.00
2016-0005	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$24,500.00
2016-0006	Youth Commission	After-School Program	3	SL-3	Town-Wide	\$60,000.00
2016-0007	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$62,500.00
2016-0008	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$30,000.00
2016-0009	South Cicero Baseball	Youth Program	3	SL-3	Town-Wide	\$26,400.00
2016-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$10,000.00
<b>Total</b>						<b>\$230,000.00</b>

<b>Public Facilities</b>						
Project	Agency	Project Description	Priority	Performance	Service Area	Current Budget
2016-0011	Town of Cicero	Alley Repavements	4	SL-3	Town-Wide	\$222,605.00
<b>Total</b>						<b>\$222,605.00</b>

<b>Total Entitlement</b>	<b>\$1,533,605.00</b>
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## **Antipoverty Strategy**

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

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

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

## **Specific HOPWA Objectives**

**Not Applicable**

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

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

## **Under-served Needs**

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

The Town of Cicero'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**

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|--------------------|--|
| <b>Exhibit 1.</b>  | <b>PY2016 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>  |