## Exhibit 1 PY2024 Projects

Project Name: Adi	ministrat	ion			1100013	SERVICE SERVICES	A 200	Maria Maria	
Description:	IDIS Pro		2024-0001		OG Cod				
Administration and gene	eral oversig	ht of CDB0	G funds and p	rogram, li	ncluding	planning	, salaries,	office supp	olles, etc.
Location:	<del></del>	M 182-91		Pr	iority P	Need Cate	egory		X=00000
1634 S. Laramie Ave. Cicero, IL 60804		Sele	ect one:			Iministratio			
		Explanat	ion:						
Expected Completion	Date:	Adminis	tration of 1	he Tow	n of C	icero Co	mmunit	Develo	pment
(09/30/2025)	118 81	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	rant Progra					21	
Decent Housing Objective Category Suitable Living Enviror Economic Opportunity					Specific	c Objecti	arec.		
Outcome Categories					Specific	c Objecti	ves		
Availability/Accessibility	v	1							
Affordability		2							
Sustainability		3							
Accompl. Type:	-	Proposed			Acco	mpl. Type:	-	Propose	The state of the s
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Proposed Outo	ome	Per	formance	Measui	re		Actua	l Outco	me
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21A General Program Admir	nistration 57	0.206		Matrix C	odes				-
Matrix Codes			•	Matrix C	odes				
Matrix Codes		<u> </u>		Matrix C	odes				
CD8G 💌	Proposed	Amt.	\$340,000.00	Fu	nd Sour	ce:	Propose	d Amt.	
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N.	CDBG	~	Proposed Amt.	\$343,000.00	Fund Source:		Proposed Amt.
Ē	The state of the s	100	Actual Amount	\$287,374.49			Actual Amount
Year	Fund Source:		Proposed Amt.		Fund Source:		Proposed Amt.
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Program	Accompl. Type:	•	Proposed Units		Accompl. Type:	-	Proposed Units
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F .	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units
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m	CDBG	-	Proposed Amt.	\$330,561.00	Fund Source:		Proposed Amt.
		· VI	Actual Amount	\$314,013.51		N/A	Actual Amount
Year	Fund Source:		Proposed Amt.	The state of the s	Fund Source:	_	Proposed Amt.
			Actual Amount			10 000	Actual Amount
Program	Accompl, Type:	7	Proposed Units		Accompl. Type:	-	Proposed Units
ğ			Actual Units	Marie South and the	Accomp. Type:		Actual Units
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	CDBG		Proposed Amt.	<b>[\$335,000.00</b> ]	Fund Source:		Proposed Amt.
r 4	CDBG		Actual Amount	\$335,000.00	Fund Source:		Proposed Amt.  Actual Amount
	Fund Source:	•		\$335,000.00			Actual Amount
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7	CDBG	-	Proposed Amt.	\$700,000.00	Fund Source:	-	Proposed Amt.
		200	Actual Amount	\$560,465.11		1	Actual Amount
Year	Fund Source:	-	Proposed Amt.		Fund Source:	-	Proposed Amt.
			Actual Amount				Actual Amount
Program	04 Households	-	Proposed Units	50	Accompl. Type:	~	Proposed Units
6	Bill.		Actual Units	41			Actual Units
7	Accompl. Type:	-	Proposed Units	The second second second	Accompl. Type:	-	Proposed Units
			Actual Units	San Palitania			Actual Units
m	CDBG	-	Proposed Amt.	\$550,000.00	Fund Source:	$\nabla$	Proposed Amt.
	Will San	Seattle .	<b>Actual Amount</b>	\$539,637.17		2000	Actual Amount
Year	Fund Source:	$\blacksquare$	Proposed Amt.		Fund Source:	-	Proposed Amt.
	UMI	11 1	Actual Amount				Actual Amount
Program	04 Households	-	Proposed Units	50	Accompl. Type:		Proposed Units
0		-	Actual Units	57		-	Actual Units
E	Accompl. Type:		Proposed Units		Accompl. Type:		Proposed Units
			Actual Units	Acceptable Control		100	Actual Units
4	CD8G		Proposed Amt.	\$630,000.00	Fund Source:		Proposed Amt.
È			Actual Amount			in a	Actual Amount
Year	Fund Source:	$\blacksquare$	Proposed Amt.		Fund Source:	$\nabla$	Proposed Amt.
			Actual Amount				Actual Amount
ā	04 Households	-	Proposed Units	51	Accompl. Type:	~	Proposed Units
6			Actual Units	Military in the			Actual Units
Program	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units
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		and of	Actual Amount			111	Actual Amount
Year	Fund Source:	•	Proposed Amt.		Fund Source:	•	Proposed Amt.
	DAY WOLLEN		Actual Amount				Actual Amount
Program	04 Households	-	Proposed Units	50	Accompl. Type:		Proposed Units
ğ	BRATTE NO.	100	Actual Units			W/JS	Actual Units
F	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units
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700					Select	one:	100	Owner	Occup	ied Housi	ng			
90							5							
Barre				Expl	anation:									
Exp	ected	d Completi	on Date:	Lea	d Hazar	d Reduct	tion	Progr	am v	vill ben	efit Low	-Mod Cic	ero	do w i
	30/20			-	idents.						No.			
Г			A CONTRACTOR OF THE PARTY OF TH											
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2	CDBG		Proposed Amt.	\$85,000.00	Fund Source:		Proposed Amt.	
-	1 2= 1		Actual Amount	\$30,500.00	1778 (F 100)	82, 1	Actual Amount	
Year	Fund Source:	~	Proposed Amt.		Fund Source:	-	Proposed Amt.	
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Program	04 Households	~	Proposed Units	10	Accompl. Type:	-	Proposed Units	and is intention
6	Wallox W		Actual Units	10			Actual Units	MODEL SECTION
7	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units	11/11/2018
_	2		Actual Units				Actual Units	u coersii
6	Fund Source:		Proposed Amt.	\$75,000.00	Fund Source:		Proposed Amt.	Native Contraction
			Actual Amount	\$71,455.00	Marie III	10/2	Actual Amount	7112 (1804)
Year	Fund Source:	•	Proposed Amt.	THE REAL PROPERTY.	Fund Source:	-	Proposed Amt.	MATHEMATI
	WAKE TO SEE		Actual Amount			20	Actual Amount	
Program	04 Households		Proposed Units	10	Accompl. Type:		Proposed Units	
b			Actual Units	14		-	Actual Units	III III MXQV
T.	Accompl. Type:	-	Proposed Units		Accompl. Type:		Proposed Units	Waster St.
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4	CDBG	-	Proposed Amt.	\$100,000.00	Fund Source:		Proposed Amt.	III WEST & STA
			Actual Amount		ENGINEERING CO.	1/4	Actual Amount	nex thilways
Year	Fund Source:		Proposed Amt.		Fund Source:	-	Proposed Amt.	_mw_yyxw
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Program	04 Households		Proposed Units	10	Accompl. Type:	~	Proposed Units	x in mail was 12
ğ			Actual Units	1000 000 000			Actual Units	
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	Nov.		Actual Units			177	Actual Units	S. Williams
10	Fund Source:		Proposed Amt.	\$100,000.00	Fund Source:		Proposed Amt.	
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in in		4	Proposed Amt.		Fund Source:	-	Proposed Amt.	
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_	Accomplishments		guilly)	100	Unde	rway						NIII MAN	Underwa	y 🔤	West Kill
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무	ř	Accompl. T	ype:	~	Propo	sed	j. Kul		1	Accor	npl. Type:	-	Proposed	1	
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				1,000,000	ritori .		
2	CDBG		Proposed Amt.	\$30,000.00	Other		Proposed Amt.
ē	HIII HIII		Actual Amount	\$30,000.00		19-4	Actual Amount
Year	Other	~	Proposed Amt.		Other	~	Proposed Amt.
			Actual Amount				Actual Amount
Program	01 People	-	Proposed Units	175	Accompl. Type:	-	Proposed Units
ğ	85 11 2 2 2 2		Actual Units	64		1	Actual Units
P.	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units
			Actual Units				Actual Units
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	HILLIES MILI		Actual Amount		11,9/		Actual Amount
Program	01 People		Proposed Units	175	Accompl. Type:		Proposed Units
6	The Cooperation of	17/100	Actual Units	159			Actual Units
20	Accompl. Type:	-	Proposed Units		Accompl. Type:		Proposed Units
			Actual Units				Actual Units
4	CDBG	$\overline{}$	Proposed Amt.	\$36,000.00	Fund Source:	$\overline{}$	Proposed Amt.
			Actual Amount				Actual Amount
Year	Fund Source:	•	Proposed Amt.		Fund Source:		Proposed Amt.
			Actual Amount				Actual Amount
Program	01 People	-	Proposed Units	200	Accompl. Type:		Proposed Units
ğ	The state of the s		Actual Units	KOLESE OF WY			Actual Units
Pro	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units
1	production and the		Actual Units				Actual Units
10	Fund Source:		Proposed Amt.	\$30,000.00	Fund Source:		Proposed Amt.
		1000	Actual Amount			I Section	Actual Amount
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an	01 People		Proposed Units	175	Accompl. Type:		Proposed Units
į,	90		Actual Units		III.		Actual Units
2	Accompl. Type:	-	Proposed Units	EUANIE MUZ	Accompl. Type:	*	Proposed Units
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Proj	ect N	Name:	The	Boys &	Girls	Club of	South	Cice	ro Afte	School P	rogram	N. III	2000000	SEE ME
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and activ	sumn ities	ner time. /	Also to	the continuevelopmen	lation t of s	ooys & girl of the Aft ocial skills	s aged 8 i er School , reinforce	which	with a p	lace to go di tudents the activities and	opportunit	y to partic	ipate in	
Loca	ation	:	1000			2.//			Priority	Need Cat	egory	Hericannic (I		
		4 <sup>th</sup> Ave.	1000	STATE OF THE STATE				Г			CBOI Y		The second	
Cice	ro, IL	60804				Select	one:		Public Se	vices				
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		nt Housing re Category ble Living E												
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		ity for the p itable living			Nur	nber of	people s	erve	d.					
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~	CDBG	14	Actual Amount		Other	M	Proposed Amt.  Actual Amount
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×	Other	~	Actual Amount		Other		Proposed Amt.
Ε			1				Actual Amount
Ē	01 People		Proposed Units		Accompl. Type:		Proposed Units
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۵	Accompl. Type:	~	Proposed Units	CONTRACTOR OF THE PARTY OF THE	Accompl. Type:	~	Proposed Units
_			Actual Units			(PH)	Actual Units
m	CD8G		Proposed Amt.		Fund Source:	•	Proposed Amt.
		- 111	Actual Amount				Actual Amount
Year	Fund Source:	-	Proposed Amt.		Fund Source:		Proposed Amt.
			Actual Amount		4		Actual Amount
Program	01 People	-	Proposed Units		Accompl. Type:	~	Proposed Units
<u>6</u>		- Constant	Actual Units	WASHING TO STATE OF		NO H	Actual Units
4	Accompl. Type:	-	Proposed Units	MENINE NEW YORK	Accompl. Type:		Proposed Units
			Actual Units				Actual Units
4	CDBG		Proposed Amt.	6/1/2/02/	Fund Source:	~	Proposed Amt.
			Actual Amount	GENTLE COLUMN			Actual Amount
Year	Fund Source:	$\blacksquare$	Proposed Amt.		Fund Source:		Proposed Amt.
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4	Accompl. Type:	-	Proposed Units	A A STATE OF THE S	Accompl. Type:		Proposed Units
	¥//		Actual Units				Actual Units
10	Fund Source:		Proposed Amt.	\$7,500.00	Fund Source:	_	Proposed Amt.
			Actual Amount				Actual Amount
Year	Fund Source:	-	Proposed Amt.		Fund Source:		Proposed Amt.
	ISUE-III-UIII		Actual Amount			Eq. [1]	Actual Amount
Program	01 People		Proposed Units	40	Accompl. Type:	$\overline{\nabla}$	Proposed Units
b	(0)		Actual Units		1,000,000		Actual Units
2	Accompl. Type:		Proposed Units	A STATE OF THE STA	Accompl. Type:	_	Proposed Units
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		O <sup>th</sup> Ct.	di N										ute	gory		7		
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		lity for the p litable living			Num	ber	of peop	ole s	erve	ed.		Wilnig						
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۵	Acco	mpl. Type:		Propose Actual U		S				Accon	npł. T	ype: `	- 1	Propose Actual U			USES DE	
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N	CDBG	-	Proposed Amt.	\$32,000.00	Fund Source:		Proposed Amt.
	and the second	07/28	<b>Actual Amount</b>	\$27,562.76	Maria Santa	1000	Actual Amount
Year	Other	-	Proposed Amt.		Fund Source:	~	Proposed Amt.
	HKONOKE = FUL		Actual Amount				Actual Amount
Program	01 People	-	Proposed Units	169	Accompl. Type:	~	Proposed Units
ğ	690		Actual Units	197	III N= H==		Actual Units
F F	Accompl. Type:	•	Proposed Units		Accompl. Type:	~	Proposed Units
į			Actual Units				Actual Units
m	CDBG		Proposed Amt.	\$30,000.00	Fund Source:		Proposed Amt.
		15111	Actual Amount	\$30,000.00			Actual Amount
rear	Fund Source:		Proposed Amt.		Fund Source:	-	Proposed Amt.
		100	Actual Amount		8		Actual Amount
Program	01 People	-	Proposed Units	169	Accompl. Type:	~	Proposed Units
9		1249	Actual Units	202	HINNEY	SVI	Actual Units
	Accompl. Type:	-	Proposed Units		Accompl. Type:	-	Proposed Units
			Actual Units				Actual Units
4	CDBG	-	Proposed Amt.	\$30,000.00	Fund Source:		Proposed Amt.
rear		House	Actual Amount				Actual Amount
Ŭ	Fund Source:		Proposed Amt.		Fund Source:	~	Proposed Amt.
			Actual Amount			- (4)	Actual Amount
rrogram	01 People	~	Proposed Units	149	Accompl. Type:	-	Proposed Units
5	DE HE HIS	VI III	Actual Units				Actual Units
	Accompl. Type:	$\blacksquare$	Proposed Units	STEEDING IN	Accompl. Type:	-	Proposed Units
_			Actual Units				Actual Units
n	Fund Source:	$\blacksquare$	Proposed Amt.	\$32,500.00	Fund Source:		Proposed Amt.
			Actual Amount	W			Actual Amount
rear	Fund Source:	$\nabla$	Proposed Amt.		Fund Source:		Proposed Amt.
			Actual Amount				Actual Amount
rrogram	01 People		Proposed Units	189	Accompl. Type:		Proposed Units
5			Actual Units	(4)			Actual Units
	Accompl. Type:	$\blacksquare$	Proposed Units		Accompl. Type:	-	Proposed Units
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E	oject Name:   Cicero				h C	-11								
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	cripti		<u> </u>	IDIS Pro			4-0007		UOG C					
Cont	inuat	ion of esta	blish	ed progra	ms to ass	ist Cic	ero childr	en ir	good va	lue and cha	racter deve	lopment.	Develop	ment
of te	amw	ork among	enre	olled stude	nts. Prev	ention	of unwar	ited	outside e	lements of	drugs, and	gangs amo	ng Cice	ro's
yout	n. Ci	DRG MIII U	eip ru	ing starr s	alaries. S	ervice	s that will	be p	performed	by the stat	f members	are assist	ing with	
spec	he ac	cessible to	the	ctudents	nizing Site	e starr	ing, prepa	ire a	ina impler	ment curricu	lium for the	Arter Sch	ool Prog	ıram
	ation		) (IIC	Students 1	VIIIIE EIIC	<u>Juraur</u>	nu a men	UIY,		y Need Cat		ON THE REAL PROPERTY.		Alana and
		gden Ave.							Priorit	y Need Cat	egory			CONTRACTO
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To the			- 50		THE REAL PROPERTY.									
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		ity for the p				-	er of pe				Actua	Outcor	HE	A STATE OF THE
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Program	01 Pe	eople		Propose		1	225	250000	Accomp	ol. Type:	Propose			
50				Actual U				4			Actual U			
4	Acco	mpl. Type:		Propose	d Units			9,31	Accomp	ol. Type: 🔻	Propose	d Units	SPORTS	SE - 11
-	11(0)	11 - 28 3		Actual U	nits			148	THE PARTY NAMED IN		Actual U	nits	18 (W	(A., XXX)

	CDBG	-	Proposed Amt.	\$67,000.00	Other		Proposed Amt.
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Year	Other		Proposed Amt.		Fund Source:		Proposed Amt.
<u> </u>			Actual Amount	FROM MC 50	Turio source.	JEST	Actual Amount
Program	01 People	~	Proposed Units	300	Accompl. Type:	~	Proposed Units
ğ	WILE E		Actual Units	0			Actual Units
P	Accompl. Type:		Proposed Units		Accompl. Type:		Proposed Units
			Actual Units				Actual Units
М	CDBG	-	Proposed Amt.	\$40,000.00	Fund Source:		Proposed Amt.
		2011	Actual Amount	\$40,000.00			Actual Amount
Year	Fund Source:		Proposed Amt.	Control of the last of the las	Fund Source:	-	Proposed Amt.
	W.W.s.		Actual Amount				Actual Amount
Program	01 People		Proposed Units	350	Accompl. Type:	~	Proposed Units
bo	W SHOW	W [	Actual Units	108			Actual Units
P	Accompl. Type:	~	Proposed Units	TO STATE OF THE ST	Accompl. Type:		Proposed Units
			Actual Units			1 11/	Actual Units
4	CDBG	-	Proposed Amt.	\$40,000.00	Fund Source:	•	Proposed Amt.
	W.		Actual Amount				Actual Amount
Year	Fund Source:	~	Proposed Amt.		Fund Source:		Proposed Amt.
E			Actual Amount				Actual Amount
Program	01 People		Proposed Units	300	Accompl. Type:		Proposed Units
go	2211		Actual Units				Actual Units
4	Accompl. Type:	~	Proposed Units		Accompl. Type:	$\blacksquare$	Proposed Units
			Actual Units			- 111	Actual Units
LO.	Fund Source:	~	Proposed Amt.	\$46,000.00	Fund Source:		Proposed Amt.
-			Actual Amount				Actual Amount
Year	Fund Source:	•	Proposed Amt.		Fund Source:		Proposed Amt.
			Actual Amount				Actual Amount
	01 People	-	Proposed Units	350	Accompl. Type:	-	Proposed Units
	01 People	•		350	Accompl. Type:	•	Proposed Units Actual Units
Program Y	01 People Accompl. Type:	<b>*</b>	Proposed Units	350	Accompl. Type:	<b>*</b>	

Proj	ect f	lame:	Fan	nily Serv	rices			I I IIBIII	(8)(11	-XX <sup>12</sup> IVV		XXIII J. MTXX	HIXWHIDTH	8/ei ii lina - 1	N - 101 16	AVAYASETTII.
<b></b>	cript			IDIS Pro		#:	2024-	8000	(()	UOG	Cod	e:				///
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Description: ID15 Project #: 2024-0009 U0G Code:  The Literacy Program focuses on enhancing reading skills for younger students in the first through third grades. The program is conducted for two semesters and monitered by a committy consisting of educators and public employees.  Location:  Expected Core; IL 60804  Select one:  Explanation:  Expected Completion Date:  (09/30/2025)  Outcome Categories  Availability Accessibility  Accompl. Type:  Proposed  Outcome Categories  Accompl. Type:  Proposed  Underway  Underway  Underway  Underway  Underway  Complete  Accompl. Type:  Proposed Uutcome  Sustainability for the purpose of creating suitable living environments.  DSD Youth Services 570.201(e)  Watrix Codes  Watrix Codes  Watrix Codes  Watrix Codes  Proposed Amt.  Actual Amount  \$0.00  Fund Source:  Proposed Mits  Accompl. Type:  Proposed Mits  Accompl. Type:  Proposed Mits  Accompl. Type:  Proposed Mits  Accompl. Type:  Proposed Amt.  Actual Amount  \$0.00  Fund Source:  Proposed Mits  Accompl. Type:  Propos	Proj	ect N	lame:	Lite	racy Pro	gram	1	V (1)	Million	X	JIL JE			IZUM OD KV	W. II IIIW	: (01,03)	White:	W
Description:   Priority Need Category										3011					· · · ·			-
Select one:   Public Services   Public Service	The prog	Litera ram i	cy Program is conducte	n foo	cuses on e r two sem	nhanci esters	ng rea and m	ading nonit	skills for ered by	r you a con	inger nmity	stude consi	nts in the sting of e	e first throu educators a	igh third gi and public e	ades. T mploye	he es.	
Select one:  Explanation:  This program benefits low-mod income families from Cicero, town-wide.  Decembrate design of Suitable Uning environment Suitable Uning environment Complete  Outcome Categories Accompl. Type:  Proposed Underway Complete  Accompl. Type:  Proposed Underway Un	Loca	ition	:			100			100/19	U.GAV.	Prio	rity N	leed Cal	egory	2 10 10 10 10	the Property of	A STATE OF THE STA	
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December Housing Suitable Living Environment   Suitable Living environments   Suitable Living envir	Exp	ected	l Complet	ion	Date:	This	prog	ıran	n benef	its l	ow-m	nod i	ncome	families	from Cice	ero, to	wn-	
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eien	nentai	ry and jr. I	ııgn	School stu	dents	s. Funds to	be used	for pa	iyroll/sa	laries, sor	ne s	supplies, a	ind parent	worksho	ops.
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10	CDBG 💌	Proposed Amt.	\$390,054.00	Fund Source:		Proposed Amt.
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r 4	CDBG ▼	Proposed Amt. Actual Amount	\$20,000.00	Fund Source:		Proposed Amt. Actual Amount	
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Year		Actual Amount Proposed Amt.	\$20,000.00			Actual Amount Proposed Amt. Actual Amount Proposed Units	
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Year 5   Program Year	Fund Source:  11 Public Facilitie:  Accompl. Type:  CDBG  Fund Source:  11 Public Facilitie:	Actual Amount Proposed Amt. Actual Amount Proposed Units Actual Units Proposed Units Actual Units Proposed Amt. Actual Amount Proposed Amt. Actual Amount Proposed Units Actual Amount Proposed Units Actual Units	1	Fund Source:  Accompl. Type:  Accompl. Type:  Fund Source:  Fund Source:  Accompl. Type:		Actual Amount Proposed Amt. Actual Amount Proposed Units Actual Units Proposed Units Actual Units Proposed Amt. Actual Amount Proposed Amt. Actual Amount Proposed Units Actual Amount Proposed Units Actual Amount	
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Grantee Name: Town of Cicero **ESG Homeless Prevention** Project Name: Description: IDIS Project #: 2024-0015 UOG Code: Housing relocation services for short-term rental assistance, medium-term rental assistance, security deposits, utility deposits, utility payments, moving cost assistance, and motel and hotel vouchers. 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. Location: **Priority Need Category** Town-Wide Other ~ Select one: **Explanation:** Housing relocation services for short-term rental assistance, **Expected Completion Date:** medium-term rental assistance, security deposits, utility deposits, (09/30/2025) utility payments, moving cost assistance, and motel and hotel Decent Housing vouchers. Street Outreach is directed toward finding people Suitable Living Environment experiencing homelessness who might not use shelter or services. It Economic Opportunity **Specific Objectives Outcome Categories** 1 ✓ Availability/Accessibility 2 Affordability Sustainability **Proposed** 150 **Proposed** 01 People Accompl. Type: Accomplishments Underway Underway Project-level Complete Complete Proposed Proposed Accompl. Type: Accompl. Type: **Underway** Underway Complete Complete Proposed Proposed Accompl. Type: Accompl. Type: Underway Underway Complete Complete **Proposed Outcome Performance Measure Actual Outcome** N/A N/A N/A 21A General Program Administration 570,206 Matrix Codes  $\overline{\mathbf{v}}$ Matrix Codes Matrix Codes Matrix Codes Matrix Codes Proposed Amt. \$151,012.00 CDBG Proposed Amt. **Fund Source:** Ħ **Actual Amount Actual Amount** Year Proposed Amt. Proposed Amt. **Fund Source: Fund Source: Actual Amount Actual Amount** Program

150

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**Proposed Units** 

Proposed Units

**Actual Units** 

**Actual Units** 

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**Actual Units** 

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6	Fund Source:	Proposed Amt.	\$148,354.00	Fund Source:	-	Proposed Amt.
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4	CDBG -	Proposed Amt.	\$146,737.00	Fund Source:	-	Proposed Amt.
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ğ		Actual Units				Actual Units
7	Accompl. Type:	Proposed Units		Accompl. Type:	-	Proposed Units
		Actual Units				Actual Units
10	CD8G 🔻	Proposed Amt.	\$147,433.00	Fund Source:		Proposed Amt.
		Actual Amount			f	Actual Amount
Year	Fund Source:	Proposed Amt.		Fund Source:		Proposed Amt.
		Actual Amount				Actual Amount
Program	11 Public Facilitie:	Proposed Units	150	Accompl. Type:	-	Proposed Units
6	W	Actual Units				Actual Units
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- a_ l						

Exhibit 2

Table 2C/3A

Specific Specifi				Total Concession of the last			13	ole 2C Sun	mary of Sp	Table 2C Summary of Specific Multi-Year Objectives	-Year Objec	tives						
No. 1994   1994   1994   1994   1994   1995   199	Objective		Outcome /Objective*	Sources of Funds	Performance	Expected Number 2020	Actual Number 2020	Expected Number 2021	Actual Number 2021	Expected Number 2022	Actual Number 2022	Expected Number 2023	Actual Number 2023	Expected Number 2024	Actual Number 2024	Total 2020-	Total Expected	Amount to
March Marrier ( Marrier Marr	_							1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		7707 1001		200		STATE OF THE PROPERTY OF THE P	PYON SOUTH	#7/V*	8707-0707	100
Particular   Par	2 4		Reduction	5900	STILLS OF ST	8	70	6	4	200	/0	0		nc			750	
Public Services   Public Ser	4	Lead Hazard Reduction- identify and treat Lead hazards in low income housing units	DH-3	CDBG	# of units	01	60	01	01	01	4	01		01			50	
SL-3 CDBG # of units  SL-1 CDBG # of people  SL-3 CDBG # of people	5	Public Servit To Provide general Public Services	8	CDBG	# of units													
SL-1 CDBG # of people   34 26 30 25 30 26 30 26   30   31   31   31   31   31   31   31			SL-3	0086	# of units													
SL-3 CDBG # of people			SL-1	COBG	# of people served	8	56	30	55	30	55	30		28			150	
SL-3 CDBG # of people   169 142 169 197 169 202 149 189   SL-3 CDBG # of people   SL-3 cDBG # of peopl	99	To provide Afterschool/ Daycare services to low and moderate income residents	ر دراه	00000	# of people	058	20	925	80	925	882	ට ග්ර ග්		2290			850 0330	
SL-3 CD8G # of people served 169 142 169 197 169 202 149 189 SL-3 CD8G # of people served # of people #			SL-3	CDBG	# of people served													
SL-3 CDBG	191	To provide Child Care Services to Cicero's Low/Mod income community.	SL-3	CDBG	# of people served	169	142	169	197	169	202	149		189			845	
	MS	To provide health services to Cicero's Low/Mod income	SE-3	CDBG	# of people								100					

			Amount to Goel									
3000	ç	000	Total Expected 2015-2019						NO.			ю
			Total 2020-								ALC STREET	
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275	6	mary of Sp	Actual Number 2021						ო			<del>1-</del>
200	0		Expected Number 2021				18		n			
201	67	1	Actual Number 2020						ហ			**
009	0		Expected Number 2020						4			+
ad beoble #	# of people		Performance Indicators	ЮШ	# of facilities assisted	# of facilities assisted	# of facilities assisted	# of parks assisted	# of street projects	# of Garages Demoished	- Participation	NA
CDBG	CDBG		Sources of Funds		CDBG	CDBG		CDBG	CDBGMFT			CDBG
SL-3	8		Outcome /Objective*	The State of the	SL-3	SL-1	SL-3	SL-3	S	81-3		N/A
To provide mental health services to special needs population	Housing Counseling Services		Specific Annual Objectives	图	Provide a safe environment in public facilities through rehabilitation.	Improve handicapped accessibility in public facilities.	Provide a safe environment in Youth Centers through 03D renovations.	To provide recreational opportunities in public parks through rehabilitation.	To sustain suitable living environment s by improving streets.	To sustain a safe and suitable living environment for the residents of Cicero by demolishing unsafe N/A garages.	Administration	Program Administratio
- F # # E Q	H 080		Objective Number	4	03	038 17 18 17 18	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	15 P C C C C C C C C C C C C C C C C C C	To sust be suitable suitable living environ s by improvi deterrior 03K streets.	N N	a (	) Q ∢ c

Objective Number	-	14,6	2	141	က	ő	05A	056	050	056	190
Specific Annual Objectives	Housing	Provide Housing - Rehabilitation and emergency 14A repairs	Lead Hazard Reduction		Public Services	To Provide general Public 05 Services	To provide services to the elderly and senior population of Cicero.	To provide services to the disabled and special needs	To provide Afterschool/Dayc are services to low and moderate 05D income residents	To provide intake and assessment services of victims of domestic violence/sexual 05G abuse	To provide Child Care Services to Cicero's Low/Mod income
Performance Measure		DH-3	uction	DH-3		DH-3	SL-3	SL-1	SL-3	SL-3	SL-3
Sources of Funds		CDBG		CDBG		CDBG	CDBG	CDBG	CDBG	CDBG	98 00
Expected	19003	250		50		4300		150	5525		1170
2020		20		10		098		8	5525		90 70
Units 2020 2021 2022		90		10		980		30	850		169
2022		92		9		25		30	925		169
2023		70		10		25		30	950		047
2024		20		10	The state of the s	25		58	1265		68
Expected2020- 2024		250		20		4300		150	5525		1170
Amount to Goal		7		0		2505		-5	-3990		1987

NSO	090	05,		Objective Number	4	ŏ	038	030	03F	03
To provide health services to Cicero's Low/Mod income 05M community	To provide mental health services to special needs	Housing Counseling 05U Services		Specific Annual Objectives	Public Facilities	Provide a safe environment in public facilities through 03 rehabilitation.	Improve handicapped accessibility in 3 public facilities.	Provide a safe environment in Youth Centers through 03D renovations.	To provide recreational opportunities in public parks through 03F rehabilitation.	To sustain suitable living environments by improving deteriorating 03K streets.
SL-3	SL-3	SI-3		Performance Measure		SL-3	SL-1	SL-3	SL-3	SL-3
CDBG	CDBG	CDBG	Ë	Sources of Funds		CDBG	CDBG	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	CDBG	CDBG/MFT
	3000	90	Table 3A Sum	Expected Units						5
	009	10	Summary of Specific Annual Objectives	2020						m
(2)	009	10	ecific Annu	2021						m
	009	9	al Objective	2022						4
	300	5		2023						m
	300	52		2024						· en
	3000	8		Expected2020- 2024						ž
	009	85		Amount to Goal						7

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45
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NA	To sustain a safe and suitable living environment for the residents of Cicero by demolishing N/A unsafe garages.	SF.3	CDBG			(3)				
rO.	Administration									
	General Program Administration	ĕ,	CDBG	ıo	-	-	· +	10-	ų	c

#### Exhibit 3

Housing Needs Table/Housing Market Analysis

#### Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: May 29, 2024

Data for: Cicero town, Illinois

Year Selected: 2016-2020 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	1,035	3,095	4,130	
Household Income >30% to less-than or= 50% HAMFI	2,075	3,135	5,210	
Household Income >50% to less-than or= 80% HAMFI	3,235	2,600	5,835	
Household Income >80% to less-than or=100% HAMFI	1,650	1,060	2,710	
Household Income >100% HAMFI	3,770	1,045	4,815	
Total	11,765	10,935	22,700	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	3,935	5,015	8,950	
Household has none of 4 Housing Problems	7,830	5,920	13,750	
Cost burden not available, no other problems				
Total	11,765	10,935	22,700	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	2,030	2,725	4,755	
Household has none of 4 Severe Housing Problems	9,735	8,210	17,945	
Cost burden not available, no other problems				
Total	11,765	10,935	22,700	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	8,300	6,160	14,460	
Cost Burden >30% to less-than or= 50%	2,080	2,560	4,640	
Cost Burden >50%	1,305	1,835	3,140	
Cost Burden not available	75	385	460	
Total	11,765	10,935	22,700	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	3,140	995		4,130

Household Income >30% to less-than or= 50% HAMFI	3,670	1,540		5,210
Household Income >50% to less-than or= 80% HAMFI	1,420	4,420	•	5,835
Household Income >80% to less-than or= 100% HAMFI	330	2,380		2,710
Household Income >100% HAMFI	395	4,415		
Total	8,950	13,750		22,700
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMF!	2,340	760		3,095
Household Income >30% to less-than or= 50% HAMFI	2,145	990		3,135
Household Income >50% to less-than or= 80% HAMFI	460	2,140		2,600
Household Income >80% to less-than or= 100% HAMFI	25	1,035		1,060
Household Income >100% HAMFI	50	995		1,045
Total	5,015	5,920		10,935
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	800	235		1,035
Household Income >30% to less-than or= 50% HAMFI	1,525	550		2,075
Household Income >50% to less-than or= 80% HAMFI	960	2,280		3,235
Household Income >80% to less-than or= 100% HAMFI	305	1,345		1,650
Household Income >100% HAMFI	345	3,420	and the same of th	3,770
Total	3,935	7,830		11,765
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	3,095	2,220	4,130	
Household Income >30% to less-than or= 50% HAMFI	3,265	780	5,210	
Household Income >50% to less-than or= 80% HAMFI	1,150	95	5,835	

Household Income >80% to less-than or= 100% HAMFI	145	45	2,710	
Household Income >100% HAMFI	120		4,815	
Total	7,775	3,140	22,700	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	2,295	1,670	3,095	
Household Income >30% to less-than or= 50% HAMFI	1,830	165	3,135	
Household Income >50% to less-than or= 80% HAMFI	270		2,600	
Household Income >80% to less-than or= 100% HAMFI			1,060	
Household Income >100% HAMFI			1,045	
Total	4,395	1,835	10,935	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	800	550	1,035	
Household Income >30% to less-than or= 50% HAMFI	1,435	615	2,075	
Household Income >50% to less-than or= 80% HAMFI	885	95	3,235	
Household Income >80% to less-than or= 100% HAMFI	145	45	1,650	
Household Income >100% HAMFi	120		3,770	
Total	3,385	1,305	11,765	

<sup>1.</sup> The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

<sup>2.</sup> The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

<sup>3.</sup> Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

## Exhibit 4 Continuum of Care Homeless Population/ Subpopulation Chart

_	PMP #REF!			Jaa					4.0	. In										
	Continuum of Car	ге н	ome		s Po Char	_	ICIOI	n an	IO 51	nppo	opui	atio	ns							
			-			Shell	tered				-11		tal	#REF	· ·					
	Part 1: Homeless Pop	ulatio	n	En	nerger	icy	Tra	insitio	nal	Un-sn	eltered	10	itai	Data	Qualit	у				
1.	Homeless Individuals			- CON	NEW YEAR	736	-		248		72		1056	. (A) ada	ninistrati		rde W			
2.	Homeless Families with (	Childre	en			429	de la constante de la constant		142		72		643	(A) BUIL	III II JU	ve recoi	us •			
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	Children Families			Violen.		1		Along	0	100	0		1							
Tot	al (lines 1 + 2a)			. 5.33.222	000000	737			248		72		1057	100						
P	art 2: Homeless Subpo	pulati	ons			Shell	tered			Un-she	eltered	То	tal	Data	Qualit	v	11181		5.00	
1.	Chronically Homeless		- 1	rise and in	-35			277	180	100000	22		202		ninistrati	•	rete ·	7		
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	Chronic Substance Abuse					0. 11	-		43		17		60							
4.	Veterans					yn I			20	STATE OF	3	033	23							
5.	Persons with HIV/AIDS	Jan Street		49,91	L. Conth	Name of			12	COO III	0	2000	12							
6.	Victims of Domestic Violence	е							171	NEW YORK	2	100	173							
7.	Youth (Under 18 years of ag	je)				di.			345		0	120	345							
					-			5-1	Year Q	uantit	ies			and the same of	Columb Ro	-	_	T	21	Τ
_		S	는 g		Yea	ır 1	Yea	ar 2		r 3		т 4	Yea	r 5		Total		1 -	<u>&gt;</u>	4
Pa	rt 3: Homeless Needs	Needs	la de	Gap	100000000	9	4 10			THE PERSON NAMED IN						_		1 🖺	ğ	혈절쨰
	Table: Individuals	S S	Currently Available	٥	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal	Priority H. M. L	Plan to Fund? Y N	Eund Source. CDBG. HOME. HOPWA, ESG o
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D.	nt de Managara Standar	<u>v</u>	흥숙		Yea	r 1	Yea			ar 3	Yea	r 4	Yea	r 5		Total		Ξ.	7 Z	Fund Source: CDBG, HOME. HOPWA, ESG or
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					٥	Complete	٥	Complete	ان	Complete	ان	Сотріете	ပ	Complete	Ö	AC	80	Priority H.	إ	冒頭質
	Emergency Shelters	155	195	-40	30	200	30	1991 3	30		30		30	J	150	0	0%	m	V	C
LÓ	Transitional Housing	271	271	0	30		30	100 8	30		30		30	100 100	150	0	-	m	n	0
Beds	Permanent Supportive Housing	375	64	311	15		15	E	15	N.	15		15		75	0		m	n	0
	Total	801	530	271	75	0	75	75	$\overline{}$	0	75	0	75	0	300	75	25%	The same of	v	0

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

#### Exhibit 5

Non-Homeless Special Needs

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		5						3-5	Year (	3-5 Year Quantities	es					ŀ	
	Non-Homeless Special	spa	- /	d∀	Year	r 1	Year	r 2	Year 3	13	Year	4*	Year 5*	.5*		local	
	Needs Including HOPWA	ÐΝ	nu) ( isva		Goal	Com	Goal	Com	Goal	Com	Goal	Com	Goal	Com plete	1602	utoA lis	% of
	52. Elderly	50		50	10	17	10	25	10	24	10		10		20	99	132%
	53. Frail Elderly		1000	0	1000					5.70					0	0	####
pəp	54. Persons w/ Severe Mental Illness			0			. E.		200						0	O	####
991	55. Developmentally Disabled			0											0	0	####
Į Di	56. Physically Disabled	20		20	4	8	2	12	2	9	2		2	87.10	12	56	217%
nisu	57. Alcohol/Other Drug Addicted			0		- N		William I	I				1		0	0	####
IOH	58. Persons w/ HIV/AIDS & their familie			0		1	9					100 M		STORE III	0	0	####
	59. Public Housing Residents			0											0	0	####
	Total	70	0	70	14	25	12	37	12	30	12	0	12	0	62	92	148%
P	60. Elderly			0										lw	0	0	####
эрэ:	61. Frail Elderly	W		0			W	1							0	0	* * * *
∍N s	62. Persons w/ Severe Mental Iliness	3000		3000	009	201	900	275	009	999	300	Company of	300		2400	1141	48%
NICE:	63. Developmentally Disabled	150	W	150	34	26	30	25	30	25	30		30		154	9/	46%
	64. Physically Disabled	Sales Sales		0				V	ie.		W.	Bry State		M.	0	0	####
9/1	65. Alcohol/Other Drug Addicted	W		0	100						×				0	0	####
מסנבן	66. Persons w/ HIV/AIDS & their famille			0								ax ax	1000		0	0	####
Idne	67. Public Housing Residents			0			100 m						V		0	0	####
3	Total	3150	0	3150	634	227	630	300	630	069	330	0	330	0	2554	1217	48%

#### Exhibit 6

Housing and Community Development Needs

	Housing and Community									Year C			· ·		1	
	Housing and Community	S.	둟		Yea		Yea	er 2	Yea	er 3	Yea	er 4	Ye	ar 5	Cum	ulative
	Development Activities	Needs	Current	Gap	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	- 608	) I
01 Ac	guisition of Real Property 570.201(a)	0	_			_ <		4	G		. 9	×	9	- <	0	, 📑
02 DIs	sposition 570.201(b)	0						0		12/15				II TO	o	
	03 Public Facilities and Improvements (General) 570.201(c)	0					100		ti-m						0	
#	03A Senior Centers 570.201(c)	0				1000						100000		BKOH	0	
	03B Handicapped Centers 570.201(c) 03C Homeless Facilities (not operating costs) 570.201(c)	0				100			11 11						0	
	03D Youth Centers 570.201(c)	1							1						0	
Ž	03E Neighborhood Facilities 570.201(c)	Ô									100.00				Ö	
밀	03F Parks, Recreational Facilities 570.201(c)	1				533117									ŏ	
	03G Parking Facilities 570.201©	0		0			CC CO		-		0.00	والصار		100	0	
🛱	03H Solid Waste Disposal Improvements 570.201(c)	0					W			SOUR	1=0			3	0	
밀	03I Flood Orain Improvements 570.201(c)	0							16500				1000		0	1
in i	03) Water/Sewer Improvements 570.201(c)	0													0	
8	03K Street Improvements 570.201(c) 03L Sidewalks 570.201(c)	15				5	3	3	3	5	3		3		16	
	03M Child Care Centers 570.201(c)	0													0	
	03N Tree Planting 570.201(c)	0													0	
ő	030 Fire Stations/Equipment 570.201(c)	0										100			Ö	
0	03P Health Facilities 570.201(c)	0					1			VI I	III VAR				ő	
1	03Q Abused and Neglected Children Facilities 570.201(c)	0	. 0	0					75 - 15.	htt(G)s	1200	E VA		JOSEP .	ŏ	
3	03R Asbestos Removal 570.201(c)	0									m - m	(1777)			0	
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0							100	10	-1111			PILE	0	
	03T Operating Costs of Homeless/AIDS Patients Programs	0							1911						0	
	earance and Demolition 570,201(d) lean-up of Contaminated Sites 570,201(d)	0								7.0				-	0	
	05 Public Services (General) 570.201(e)	0										200000			0	
	05A Senior Services (Generally 570.201(e)	0													0	
	05B Handicapped Services 570.201(e)	150	26			26	30	25	30	25	30	V	28		152	
	05C Legal Services 570.201(E)	0	0			LO	30		20	- 2.0	30	NEW YORK	20		0	
	05D Youth Services 570.201(e)	850	51			51	925	581	925	788	950		1265		4915	
	05E Transportation Services 570.201(e)	0	0	0	-							100	W.C.		0	-
On I	05F Substance Abuse Services 570.201(e)	0	0				(V)						W. T		0	
	05G Battered and Abused Spouses 570.201(e)	0					(LDGH	n/=n			Line I				0	
5 4	05H Employment Training 570.201(e)	0					17/13					100/00/	THE REAL PROPERTY.		0	
<u>.</u>	05I Crime Awareness 570.201(e)	0													0	
	051 Fair Housing Activities (if CDBG, then subject to 570.201(e)	0	0	_					THE PERSON NAMED IN			T AY			0	
	05K Tenant/Landlord Counseling 570.201(e) 05L Child Care Services 570.201(e)	169	142			142	169	197	169	202	149		100		845	
	05M Health Services 570.201(e)	0	0	-		14%	109	13/	109	202	149	100	189		045	
	05N Abused and Neglected Children 570.201(e)	0	0			7001		(20)					911111		ő	
	050 Mental Health Services 570.201(e)	3000		2799		201	600	275	600	665	300		300		2400	
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0	0	0					1967						0	
	05Q Subsistence Payments 570.204	0				100-11	N					THE SALE		1000	0	
	05R Homeownership Assistance (not direct) 570.204	0								100	1100			THE P	0	
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0			111							- III)		0	
	DST Security Deposits (if HOME, not part of 5% Admin c erim Assistance 570.201(f)	0										Maria I			0	
	ian Renewal Completion 570.201(h)	0								100					0	
	ocation 570.201(I)	0	0									Value of	- 7		0	
	s of Rental Income 570.201(j)	0				CONTRACTOR	27/45			0111111					0	
10 Rer	noval of Architectural Barriers 570.201(k)	1	0						2.54	717				Lanner.	ő	
	rately Owned Utilities 570.201(I)	0	0	0		11111							Carri	(7):50	0	
	struction of Housing 570.201(m)	0	0							-				11-11	0	
	ect Homeownership Assistance 570.201(n)	0	0					1-1		100		PALE			0	
	14A Rehab; Single-Unit Residential 570.202	250	23			23	50	41	50	57	51		50		241	
	14B Rehab; Multi-Unit Residential 570.202 14C Public Housing Modernization 570.202	0	0			-						1000			0	
	4D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0									100			0	
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202									100		1000			0	
	14F Energy Efficiency Improvements 570.202	0									- 06F		-	1	0	
	14G Acquisition - for Rehabilitation 570.202	0				- 1		1 - 1	100	10					ō	
	14H Rehabilitation Administration 570.202	5	1			1	1	1	1	1	1		1		5	
	41 Lead-Based/Lead Hazard Test/Abate 570.202	50	8	42		8	10	10	10	14	10		10		50	32
	le Enforcement 570.202(c)	0	0			-1						Byyorc			0	(
	esidential Historic Preservation 570.202(d)	0					113								0	
	on-Residential Historic Preservation 570.202(d)	0													0	. (
	L7A CT Land Acquisition/Disposition 570,203(a)	0	0												0	
	I 7B CI Infrastructure Development 570.203(a)  LTC CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0									9			0	
	170 Other Commercial/Industrial Improvements 570,203(a)	0	0												0	
	L8A ED Direct Financial Assistance to For-Profits 570.203(b)	0													0	
	L8B ED Technical Assistance 570.203(b)	0													0	
	18C Micro-Enterprise Assistance	0							11 11						0	
	L9A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0										B11122			0	
	19B HOME CHOO Operating Costs (not part of 5% Admin ca	0				-	80			Ú1				11	0	

I	19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0
1	19D CDBG Assistance to Institutes of Higher Education	0				1111									ò	0
1	19E CDBG Operation and Repair of Foreclosed Property	0			_								-		0	
1	19F Planned Repayment of Section 108 Loan Principal	0								1 10	_				0	0
1	19G Unplanned Repayment of Section 108 Loan Principal	Ö	0				1000					-	200		0	0
1	19H State CDBG Technical Assistance to Grantees	0	0			-									0	- 0
20 PI	anning 570.205	Ö						-			_				0	0
2011	21A General Program Administration 570,206	5	1			1	1	1	1	1			- 4		5	3
1	21B Indirect Costs 570.206	0		_		- 1	1	-		1	1	0.00	1		0	0
1	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0												0	0
ł	21E Submissions or Applications for Federal Programs 570.206	5	1			1	1	1	1	1	1	_	- 1		5	3
1	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0			*				-			-		0	
}	21G HOME Security Deposits (subject to 5% cap)	0	0												0	0 0
1	21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0			-									8	兴
l l	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0									10000			0	0
22 11	programmed Funds	0	0									-		4 6 6 6 6 6	0	
22 01	31) Facility based housing - development	0	0				-				-		_		0	0
1	31K Facility based housing - operations	0	0						-	-					0	- 0
1 - 1	31G Short term rent mortgage utility payments	0	0								-				0	0
	31F Tenant based rental assistance	0	0									1000	/ 4	1117	0	0
>	31E Supportive service	0	0	_								3.000			0	
HOPW	311 Housing Information services	0	0										_	11000	0	0
Ī	31H Resource identification	0	0											-	ő	0
	31B Administration - grantee	0	0						100						0	0
	31D Administration - grantee	0	0												0	0
$\vdash$	Acquisition of existing rental units	0	0												0	0
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l	Rehabilitation of existing rental units	0	Ö		-										0	
CDBG	Rental assistance	0	0	_	-	- 0	0.00								0	0
۵۱	Acquisition of existing owner units	0	0	_							11			-	0	0
0	Production of new owner units	0	0				3.00								0	0
}	Rehabilitation of existing owner units	250	23			23	50	41	50	57	51		50		241	121
	Homeownership assistance	0	0		-	- 23	30	7.	30	3/	31		30		0	0
	Acquisition of existing rental units	0	0						100	1-04		-			0	0
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ш	Rehabilitation of existing rental units	0	0	_											ő	- 0
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HOM	Acquisition of existing owner units	0	0												0	- 8
重	Production of new owner units	0	0												ő	0
	Rehabilitation of existing owner units	0	0	-				-			1				0	0
ļ	Homeownership assistance	0	0												0	0
	Totals			-								-				
	lotais	4752	483	4269	1750	482	1840	1176	1840	1816	1547	0	1898	0	8875	3474

## Exhibit 7 Summary of Specific Annual Objectives

## New Specific Objective

#REF!

# Summary of Specific Annual Objectives

Specific Obj. #	j. Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected	Actual Number	Percent Completed
DH-3	Sustainability of Decent Housing						
	Sustainability for the purpose of creating	CDBG	Total units made sustainable	2020	20	23	46%
	decent housing.		(Housing Rehabilitation	2021	20	41	82%
		Source of Funds #2	Program).	2022	20	22	114%
				2023	20		%0
		Source of Funds #3		2024	20		%0
			MULTI-YEAR GOAL		250	64	26%
		CDBG	Total units made sustainable	2020	10	8	%08
			(Lead Hazard Reduction	2021	10	10	100%
		Source of Funds #2	Program).	2022	10	14	140%
	Make available/accessable 50 units of decent			2023	10	100	%0
	housing, through rehabilitation and lead hazard	Source of Funds #3		2024	10		%0
	reduction.		MULTI-YEAR GOAL		50	18	36%
		CDBG		2020			
				2021			
		Source of Funds #2		2022	10 18 Kg.		
				2023			
		Source of Funds #3		2024			
			MULTI-YEAR GOAL				

## New Specific

#REF!

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected	Actual	Percent Completed
SL-1	Availability/Accessibility of Suitable Living E	Environment					
	Accessibility for the purpose of creating	Source of Funds #1	Number of People Served	2020	4	2	20%
	suitable living environments.			2021	2	2	100%
		Source of Funds #2		2022	2	2	100%
				2023	2		%0
		Source of Funds #3		2024	2		%0
			MULTI-YEAR GOAL		10	4	40%
		Source of Funds #1	Number of Public Facilities	2020	0	0	%0
			Brought from Substandard to	2021	0	0	%0
		Source of Funds #2	Standard	2022	0	0	%0
	Specific Annual Objective			2023	0		%0
		Source of Funds #3		2024	0		
			MULTI-YEAR GOAL		0	0	%0
		Source of Funds #1	Performance Indicator #3	2020	0	0	
				2021	0	0	
		Source of Funds #2		2022	0	0	
				2023	0	10.00	
		Source of Funds #3		2024	0	0.00	
			MULTI-YEAR GOAL		0	0	

### New Specific Shiective

#REF!

## Summary of Specific Annual Objectives

Cullina	Summary of Specific Allinai Objectives						1
Specific Obj.		Sources of Funds	Performance indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Annual Objectives						
SL-3	Sustainability of Suitable Living Environmen	nt					
	Sustainablilty for the purpose of creating	CDBG	Number of People Served by	2020	2513	433	17%
	suitable living environments.		Public Service.	2021	2584	1088	42%
		Source of Funds #2		2022	1580	1690	107%
				2023	1754		%0
		Source of Funds #3		2024	2107		%0
			MULTI-YEAR GOAL		10538	1521	14%
		CDBG	Number of Public Facilities	2020	3	5	167%
			Brought from Substandard to	2021	3	3	100%
		Source of Funds #2	Standard	2022	3	5	167%
	Fund Public Services and Public Facility		A	2023	3		%0
	Projects to sustain suitable living environments,	Source of Funds #3		2024	3		%0
	and demolish unsafe garages within the		MULTI-YEAR GOAL		15	8	53%
	boundaries of the Town of Cicero.	Source of Funds #1	Total number of families	2020	0	0	%0
			served (Garage Demolitions)	2021	0	0	%0
		Source of Funds #2		2022	0	0	%0
				2023	0		%0
		Source of Funds #3		2024	0		%0
			MULTI-YEAR GOAL		0	0	%0

#### Exhibit 8

Correspondence

#### **PY2024 Agencies Contacted**

#### **Agency Name**

The Boys Club of Cicero

The Boys & Girls Club of South Cicero

CEDA

Children's Center of Cicero-Berwyn

Cicero Youth Commission

Cicero School District #99

WeeCare, Inc.

**Community Support Services** 

Family Service & Mental Health Center of Cicero

The President's Office for Literacy

UCP Seguin Services(United Cerebral Palsy Seguin of Greater Chicago)

TOC - Clerk's Office/Alley Repavements

Housing Forward

BEDS, Plus Inc.

Alliance to end Homelessness

## Exhibit 9 Notice of Public Hearings



#### TOWN OF CICERO

Department of Housing 1634 S. Laramie Avenue Cicero, Illinois 60804

Larry Dominick
Town President

## Public Notice Town of Cicero - President Larry Dominick Annual Action Plan Year 2024 (October 1, 2024 – September 30, 2025)

The Town of Cicero, in compliance with Title I of the National Affordable Housing Act of 1990 is drafting its Annual Action Plan for Program Year 2024 for the Community Development Block Grant Program (CDBG) and Emergency Solutions Grant Program (ESG). The plan will serve as a guideline for expenditures of federal funds during Program Year 2024. A draft copy of the plan will be available for a 30-day public comment period beginning June 9, 2024 and ending on July 10, 2024.

The plan can be viewed at the following locations:

The Town of Cicero – President's Office 4949 W Cermak Road Cicero, IL 60804

The Town of Cicero - Public Library 5225 W Cermak Road Cicero, Illinois 60804 The Town of Cicero - Public Safety Building

5410 W 34<sup>th</sup> Street Cicero, Illinois 60804

The Town of Cicero - Department of Housing

1634 S Laramie Avenue Cicero, IL 60804

The Plan will also be available on-line at:

www.thetownofcicero.com
(Click on Housing Department)

A public hearing to accept in person or drop-off comments will be held on Wednesday, July 10, 2024 at 1 PM at The Town of Cicero Community Center (2250 S 49<sup>th</sup> Avenue, Cicero, IL 60804). For further information contact The Department of Housing at (708) 656-8223.



#### Exhibit 10

Public Hearing Minutes

** Public Hearing minutes and comments received will be included in this Exhibit after the Public Hearing is held on Wednesday; July 10, 2024.

## Exhibit 11 ESG Focus Group

#### **Homelessness Participation Group Meeting Minutes**

Wednesday, May 15, 2024 Location: Cicero Public Library

Meeting started: 1:02 PM

Attendance: Town of Cicero Department of Housing staff, homeless individuals, people of the general public, representatives from various agencies.

Tom Tomschin (Executive Director) started the meeting by introducing himself and the Town of Cicero Department of Housing staff, Jose Alanis (Grant Administrator) and Argelia Marquez (Assistance Grant Administrator). Everyone who attended the meeting was offered a questionnaire to fill out for the purpose of getting feedback for the Annual Action Plan process.

Tom explained that the purpose of these meetings were to gather information from homeless individuals, persons at risk of being homeless, individuals who once experienced homelessness, and organizations who service the homeless community in Cicero. It was also explained that input received from the questionnaires will be used when making policy decisions regarding the ESG funding the Town will receive from the U.S. Department of Housing and Urban Development (HUD).

Tom opened the meeting up for representatives from the agencies to introduce themselves and talk a little about their agency and what services they provide. Those in attendance that provided information were; Reyna Gutierrez (Housing Forward) and Esteban Rodriguez (Corazon) and another member of Corazon Community Services.

The services shared by these agencies were anywhere from facilities for showers, laundry services, clothing and toiletries, employment services, ID voucher help, help obtaining other identification/documents, medical help, counseling services, and other connection services and resources. Corazon explained that they do not provide homeless services and deal more with youth services, violence prevention, tattoo removal, HIV testing, other health services as well as youth programs., but would like to learn of other ways to be able to provide resources for youth & families in the future. The agency has seen youth who are suffering homelessness, that have been living from friend to other friends' homes.

It was expressed the need to publicize the Public Agencies that help with homelessness, especially partners of the Town. Tom stated he will work on getting agency contact information in a more prominent location on the Town website.

A question in regards to plans of having warming centers in the Town was asked. Tom explained that there are several locations in the Town that serve as warming centers including the Cicero Public Library while it is open, and the Police Department 24hours/7 days a week. Housing

Forwards' representative stated they have 2 locations as well that are warming centers. The addresses of those locations were provided.

A few individuals who attended asked questions to the agencies and were able to connect with the agencies to get further information regarding their situation. A Homeless individual was able to share his story and asked questions regarding how to go about receiving help in obtaining documents that were lost to him when becoming homeless due to a long medical stay at a hospital. He was able to connect with an agency to help guide him through the process.

It was expressed by the homeless individuals and other attendees that there is a need for bus/train cards, transportation to the shelters and facilities of these agencies and having information about services more readily available, instead of having to go into the Town's website to obtain agency information.

No more questions were asked, Tom thanked everyone in attendance for coming in to provide this needed feedback to address the homeless crisis in Cicero.

Meeting Ended: 1:50PM

Attachments: Questionnaires

#### **Homelessness Participation Group Meeting Minutes**

Wednesday, May 22, 2024 Location: Cicero Public Library

Meeting started: 1:05 PM

100

Attendance: Town of Cicero Department of Housing staff, homeless individuals, people of the general public, representatives from various agencies.

Tom Tomschin (Executive Director) started the meeting by introducing himself and the Town of Cicero Department of Housing staff, Jose Alanis (Grant Administrator) and Argelia Marquez (Assistance Grant Administrator). Everyone who attended the meeting was offered a questionnaire to fill out for the purpose of getting feedback for the Annual Action Plan process.

Tom moved on to explain that the purpose of these meetings were to gather information from homeless individuals, persons at risk of being homeless, individuals who once experienced homelessness, and organizations who service the homeless community in Cicero. It was explained that input received from the questionnaires will be used when making policy decisions regarding the ESG funding the Town will receive from the U.S. Department of Housing and Urban Development (HUD).

Tom opened the meeting up for representatives from the agencies to introduce themselves and talk a little about their agency and what services they provide. Those in attendance that provided information were; Korina Martinez (Cicero Family Services), Terri Rivera (BEDS Plus), Reyna Gutierrez (Housing Forward), and a member of Corazon Community Services.

The services shared by these agencies were anywhere from facilities for showers, laundry services, clothing and toiletries, employment services, overnight shelters, ID voucher help, help obtaining other identification/documents, medical help, counseling services, substance treatment, and other connection services and resources.

A few individuals who attended asked questions to the agencies and were able to connect with the agencies to get further information regarding their situation. It was expressed by the homeless individuals that there is a need for bus/train cards, transportation to the shelters and facilities of these agencies and having information about services more readily available, instead of having to go into the Town's website to obtain agency information.

There was a discussion regarding outreach efforts throughout the year, outside of these workshops. The agencies described their outreach activities. Tom Tomschin explained that he will routinely drive to known areas of homeless encampments. He stated the last time he visited a known encampment, it was empty and cleaned out.

One homeless individual was able to successfully connect with temporary shelter services for that evening, and will begin the process to get more assistance.

No more questions were asked, Tom thanked everyone in attendance for coming in to provide this needed feedback to address the homeless crisis in Cicero. He also wanted everyone to know, that homelessness is nothing to be ashamed of. He stated, life is hard, with ups and downs. That people take for granted the luxuries we have, and that he commends those in attendance for not giving up. To keep their heads high, and that society needs to do more to acknowledge life.

Meeting Ended: 1:52PM

**Attachments: Questionnaires** 

#### Planning Focus Group Questionnaire

1. What category below would best have described the last	time you were homeless (or describes you now
if you are currently homeless)?	☐ Unaccompanied Youth (18 to 24 years old)
Single Adult	☐ Adult in a homeless couple
Adult in a homeless family (that includes children)	
Child in a homeless family (that is 18 years old or younger)	Other
2. Where did you go to get help when you became homeles Write the name of the organization here:	Cicero General Assistantions in May woo
3. If you did not seek help, why not?	Cicero General Assistantiousing Found
4. Are you aware of services available to the homeless in (	Cicero? I√Yes □ No
5. When you became homeless, was someone able to place housing, or another housing program immediately?	
6. (If you are NOT currently housed in permanent housing) you went to get assistance at the organization you listed in	
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11. Which part of the existing system serving homeless pe Emergency Shelter Outreach & Assessment Preve	ople works best?
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12. Which part of the existing system has the greatest need	d for improvement?
☐ Emergency Shelter ☐ Outreach & Assessment ☐ Preve	ntion
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#### Town of Cicero – Department of Housing Planning Focus Group Questionnaire

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Adult in a homeless family (that includes children)	☐ Adult in a homeless couple
☐ Child in a homeless family (that is 18 years old or younge	r) 🗍 Other
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8. (If you think that you will become homeless again in the	ne future): Why do you think that might happen?
9. What do you think is the greatest need for the homele	ss community in Cicero?
10. What areas in homelessness do you think should be	targeted in the next year? Why?
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#### TOTALL OF CICCLO - Department of measing Planning Focus Group Questionnaire

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Adult in a homeless family (that includes children)	☐ Adult in a homeless couple
☐ Child in a homeless family (that is 18 years old or younger)	☐ Other
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3. If you did not seek help, why not?	
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5. When you became homeless, was someone able to place housing, or another housing program immediately?	you into emergency shelter, permanent  Yes No
6. (If you are NOT currently housed in permanent housing): you went to get assistance at the organization you listed in	
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☐ Seven to nine months ☐ Ten to twelve months ☐ Other ☐ Yr-S	ths   More than a year
7. (If you are currently housed in permanent housing): Do y in the future?	ou think tha <b>t you may become ho</b> meless again
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10. Qué áreas de personas si	n hogar cree que debería	an abordarse en el pró	ximo año? Por qué?
11. Qué parte del sistema exis	stente que atiende a pers	THE CONTRACTOR	-
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12. Qué parte del sistema exis	stente tiene la mayor nec	cesidad de mejorar?	
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		☐ Adulto(a) en una pareja sin hogar
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4. Conoce los servicios dis	ponibles para las personas sin	nogar en Cicero? 🗆 Si 💆 No
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11. Qué parte del sistema ex	xistente que ati <b>ende a personas</b>	sin hogar funciona mejor?
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12. Qué parte del sistema e	xistente tiene la mayor necesida	d de mejorar?
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☐ Vivienda de Transición	☐ Vivienda Permanente	
Refugio de emergencia	☐ Alcance y evaluación	☐ Prevención
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9. Cuai cree que es la mayor	r necesidad de la comunidad d Canderío	e personas sin hogar en Cicero?
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☐ Menos de un mes	Uno a tres meses	☐ De cuatro a seis meses
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, AND -	a de vivienda de inmediato?	un refugio de emergencia, una vivienda □ Sí 阪No
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4. Conoce los servicios dis	pon <mark>ibles pa</mark> ra las personas sir	hogar en Cicero? 🗆 Sí 🕏 No
3. Si no busco ayuda, ¿por	qué no?	
-	THE GOLDIEN	MARINES
		garden, Harrison
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13.5		
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#### Town of Cicero – Department of Housing Planning Focus Group Questionnaire

if you are currently homeless)?	time you were nomeless (or describes you now
☑ Single Adult	☐ Unaccompanied Youth (18 to 24 years old)
Adult in a homeless family (that includes children)	☐ Adult in a homeless couple
☐ Child in a homeless family (that is 18 years old or younger)	☐ Other
2. Where did you go to get help when you became homeles Write the name of the organization here:	
3. If you did not seek help, why not?	
4. Are you aware of services available to the homeless in C	Cicero?
5. When you became homeless, was someone able to place housing, or another housing program immediately?	
6. (If you are NOT currently housed in permanent housing): you went to get assistance at the organization you listed in	***
☐ Less than a month ☐ One to three mont	hs
☐ Seven to nine months ☐ Ten to twelve mon	ths
7. (If you are currently housed in permanent housing): Do y in the future?	ou think that you may become homeless again
8. (If you think that you will become homeless again in the	future): Why do you think that might happen?
9. What do you think is the greatest need for the homeless	community in Cicero?
10. What areas in homelessness do you think should be ta	rgeted in the next year? Why?
11. Which part of the existing system serving homeless pe	ople works best?
□ Emergency Shelter □ Outreach & Assessment □ Preve	ention
☐ Transitional Housing ☐ Permanent Housing	
12. Which part of the existing system has the greatest need	d for improvement?
□ Emergency Shelter □ Outreach & Assessment □ Preve	ention
☐ Transitional Housing ☐ Permanent Housing	
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# Town of Cicero – Department of Housing Planning Focus Group Questionnaire

1. What category below would best have descri	bed the last time you	u were homeless (or describes you now		
if you are currently homeless)?				
Single Adult		☐ Unaccompanied Youth (18 to 24 years old)		
Adult in a homeless family (that includes children)		☐ Adult in a homeless couple		
Child in a homeless family (that is 18 years old of	or younger) 🔲 Other	r		
2. Where did you go to get help when you becar	me homeless?			
Write the name of the organization here:				
3. If you did not seek help, why not? BECA		GT T COULD GET SOLVE PT		
4. Are you aware of services available to the ho				
5. When you became homeless, was someone a housing, or another housing program immediate	TOTAL TREASURE THE LINES OF THE	F. III - No. of the Control of the C		
6. (If you are NOT currently housed in permaner you went to get assistance at the organization y	ou listed in question	n two?		
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☐ Seven to nine <b>months</b> ☐ Ten to ☐ Other _ NEVER	twelve months	☐ More than a year		
7. (If you are currently housed in permanent house in the future?	using): Do you think	th <b>at you may become ho</b> meless again		
8. (If you think that you will become homeless a	gain in the future): \	Why do you think that might happen?		
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9. What do you think is the greatest need for the	e homeless commur	nity in Cicero?		
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10. What areas in homelessness do you think s	hould be targeted in	the next year? Why?		
NOT IDEA	AL DELACT			
11. Which part of the existing system serving hearing the Emergency Shelter    Outreach & Assessment		ks best?		
☐ Transitional Housing ☐ Permanent Housing				
12. Which part of the existing system has the g	•	rovement?		
☐ Emergency Shelter ☐ Outreach & Assessment	ent 🗌 Prevention			
☐ Transitional Housing ☐ Permanent Housing				
Haml Ma Duran		05-15-24		
SIGNATURE		DATE		

Exhibit 12

Resolution

\*\* Resolution documents will be included in this Exhibit once the Public Hearing is held on Wednesday; July 10, 2024 and the Town of Cicero Board of Trustee vote on the Annual Action Plan to be approved on their scheduled meeting on Tuesday; July 23, 2024.

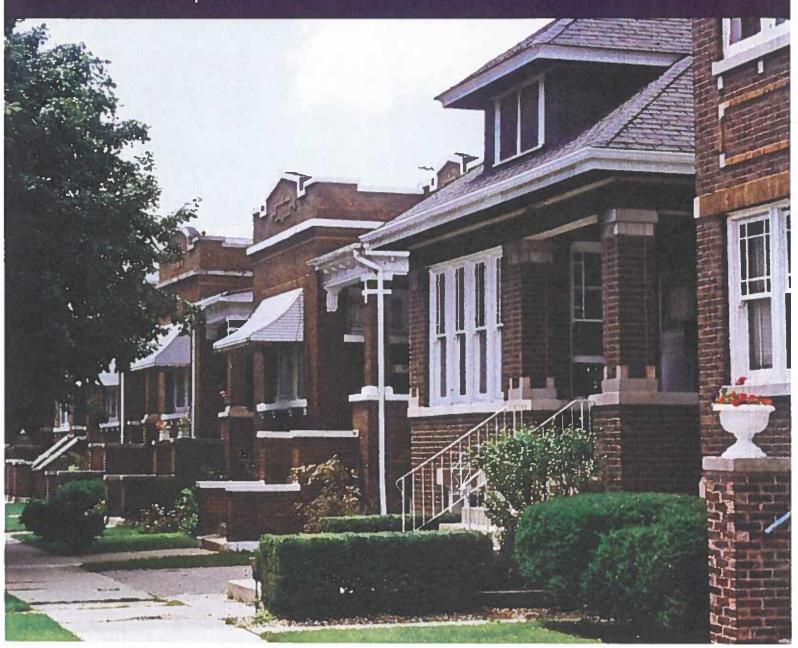
# Exhibit 13

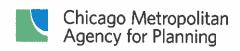
**Housing Needs Study** 



# Homes for a Changing Region: Town of Cicero Action Plan

April 2023









## **Acknowledgements**

This report thanks the following policymakers and experts who advised Cicero during each expert panel. Please stay in touch with them to implement this plan's recommendations.

- Mary Ellen Guest, Chicago Bungalow Association
- Kristen Culp, Elevate Energy
- Jose Hernandez, Elevate Energy
- Nicki Pecori Fioretti, Illinois Housing Development Authority
- Dunni Cosey Gay, Preservation Compact

An additional thanks to Cicero staff who contributed time and effort to envision, advise, and develop this plan:

#### **Town of Cicero**

- Tom Tomschin
- Craig Pesek
- Jose Alvarez
- Lillian Gutierrez
- Maria Flores

#### Homes for a Changing Region Team

- Jonathan Burch
- Enrique Castillo
- Nancy Firfer
- King Harris
- Ben Schnelle
- Kyle Smith

Cover Photo: Steven Martin, Flickr Creative Commons

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Key Contacts	24
Affordable Housing Trust Fund Alignment	25

# **Action Plan:** Executive Summary

April 2023

Homes for a Changing Region ("Homes") is a program supported by the Metropolitan Mayors Caucus and the Chicago Metropolitan Agency for Planning (CMAP) and is funded by the Illinois Housing Development Authority (IHDA). Homes is designed to help localities in the greater Chicago region analyze, diagnose, and develop market and evidence-based solutions for the housing challenges each locality faces. Over the last six months, the Homes team has studied specific housing trends. The Homes team identified several key challenges which form the basis of recommendations that the Village can follow to achieve a balanced and healthy housing stock. These challenges are as follows:

- Cicero's houses, 2-flats, and apartment buildings all need rehabilitation. 80% of Cicero's housing stock was constructed before 1959, and many homes have long-deferred maintenance and upkeep needs. The Town operates a rehab program, but only homeowners are eligible.
- Almost half of Cicero renters struggle with their housing costs. 45 percent of Cicero renters pay at least 30% of their monthly income on housing.
   20 percent pay more than half.
- Cicero lacks affordable rental units for lower income households. More than 2,000 Cicero renters earn less than \$20,000 per year, but the Town only has 738 rental units considered affordable at that income level. This leaves Cicero with a gap of nearly 1,500 affordable rental units.

- There are many illegal and hazardous basement and attic units. Some Cicero renters live in illegally converted attics or basements. These units provide crucial housing for new migrants and extended families, but also create health and safety hazards for tenants.
- Cicero is mostly built out, but has identified infill sites through other planning. The Town has identified sites near its CTA and Metra lines that could serve as locations for new, infill housing.

# **Action Plan:** Executive Summary

April 2023

Based on this analysis, the *Homes* team recommends the following actions for the Town to consider:

- Implement a comprehensive rehabilitation strategy for single-family homes, 2 flats, and apartment buildings: The Town could pair its CDBG-funded rehab program for homeowners with other programs available through IHDA, the Chicago Bungalow Association, and Elevate Energy.
- Support health and safety concerns in accessory dwelling units: The Town has reduced some code
  requirements to allow for habitability in areas less than the International Residential Code, and could
  initiate outreach programs to educate property owners about these changes.
- Add affordable housing at infill locations: The Town can market its municipally owned land to attract a
  developer skilled in affordable housing via the Low Income Housing Tax Credit program.



Photo: Steven Martin, Flickr Creative Commons

This section summarizes the quantitative and qualitative findings of the housing needs analysis, initially presented to a stakeholder group in Cicero in 2022. The complete data workup developed by the Homes team can be found in Appendix A. Most of the data sources used by the Homes team come from the US Census Bureau and the American Community Survey. Such official federal data sources have been subject to undercounts of marginalized groups, especially those with lower incomes, and immigrants. While this report uses US Census data to understand local housing dynamics, these undercount concerns should also be considered when interpreting the results, especially considering the magnitude of local needs.

Cicero is located due west of Chicago, an innerring community in Cook County. Since 2010
Cicero's population has grown slowly, like that of
the region. In 2020, Cicero's US Census reported
population was 85,268 but local officials believe
that the true population may be over 100,000.
Household growth since 2010 has been far
stronger, closer to 10 percent growth, as fewer
people live in each household. Such household
growth drives up demand for housing. Cicero's
population mostly identifies as Latino (90%).

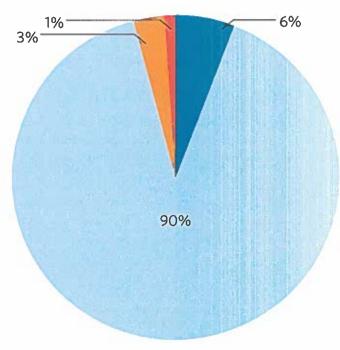


Figure 1. Race and Ethnicity

- White
- Hispanic or Latino
- Black
- Asian
- ☐ Multiple Races or Some Other Race (0%)

Source: American Community Survey 2016-2020

Cicero is a moderate-income community.

The median household income is currently
\$49,367 approximately 27 percent less than
the regional median of \$65,174. The median
income for homeowners is \$70,026 and for
renters is \$40,803. Approximately 51 percent of
households in Cicero earn less than \$50,000 per
year. 16 percent of the population is below the
poverty line.

Unlike many other Cook County suburban communities, Cicero is home to a diverse housing stock (see Figure 2). As of 2020, 42 percent of all residential units are single-family homes, 30 percent are in duplexes, 23 percent are in small multi-family buildings (3-9 units), and 5 percent are in large multi-family buildings. Overall, housing units are nearly split between owners and renters. Half of households own and half of households rent.

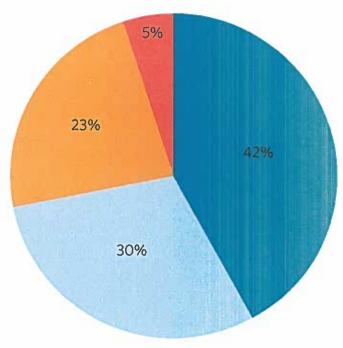


Figure 2. Housing Stock

- Single-Family
- 2-Unit
- Small Multifamily (3-9 Units)
- Large Multifamily (10+ Units)

Source: American Community Survey 2016-2020

#### 1. Cicero needs more resources to maintain its older housing units

Beyond the above baseline information, a review of housing data and discussions with local stakeholders has identified the following three key takeaways regarding housing in Cicero.

Cicero residents live in old and aging buildings, regardless of whether they own or rent. More than eight out of every ten homes were built before 1959. With older homes come many challenges and opportunities. Some buildings may not have seen major improvements in many years with deferred maintenance on important systems like plumbing, electrical, and roofs. Many homes and apartments have lead paint that must be abated or removed. Stakeholders described local apartment buildings that operate on a single boiler, long obsolete and in need of replacement. This results in such high energy costs that the building owner often has little leftover to address other deferred maintenance and upgrades.

Despite these maintenance and investment needs, Cicero's numerous brick houses, flats, and apartment buildings have good "bones". Their rehabilitation could boost property values and encourage other owners to follow suit. Stakeholders described a significant wave of such work that occurred prior to the 2008 recession. This work has picked back up in the past few years, in response to increasing home prices since

Built 2000 or Later

Built 1980 to 1999

Built 1960 to 1979

Built Before 1959

11%

85%

Figure 3. Year Residential Structures Built

Source: American Community Survey 2016-2020

2012 and especially since the onset of the COVID-19 pandemic. In February 2012, the median home sales price in Cicero was roughly \$65,000.<sup>1</sup> By February 2023, it was \$243,000. In February 2012, Cicero's median sales price was less than half of the metro area median. By November 2021, it peaked at \$288,000 and almost matched the median of the region.

For property owners, these home value increases potentially translate into additional equity that could be used for rehab. However, many Cicero owners may not have the regular income to do this. 7 percent of Cicero owners earn less than \$20,000 a year and 35 percent earn less than \$50,000. Additionally, many of the units affordable to these households are owned without a mortgage. These are the long-term owners in Cicero who could use assistance with housing rehabilitation.

Figure 4.
Cicero Comparison of Owner Household Incomes with Occupied Units Affordable at Each Income Level



Estimated Occupied Housing Units Affordable at Income Level (with Mortgage)

Estimated Occupied Housing Units Affordable at Income Level (without Mortgage)

Actual Households at Income Level

Source: Chicago Metropolitan Agency for Planning analysis of Fregonese Envision Tomorrow Balanced Housing Model using American Community Survey 2016-2020

1 CMAP analysis of Redfin data. <a href="https://www.redfin.com/news/data-center/">https://www.redfin.com/news/data-center/</a>

Cicero already devotes resources to helping homeowners fix up their houses. The Town offers four programs, all funded with local CDBG funds and supporting low- and moderate-income households. Unlike many suburban municipalities with CDBG funds, the Town manages these programs internally and oversees all income verification and oversight of contractors through the Department of Housing:

- The Home Repair Program (HRP) is a grant to address obsolete electrical and plumbing systems and replacement of roofs, windows, porches, and concrete. The maximum grant is \$4,999.00.
- The Emergency Assistance Program (EAP) provides grants for immediate fix issues that can make a
  home unhabitable like defective heating units, restore air conditioning, plumbing (burst piping), roofing
  (collapsed), or electrical emergencies. The program provides financial assistance to owner-occupants of
  one- and two-unit residential properties.
- The Home Improvement Program (HIP) provides a maximum grant of \$24,999 to bring the entire property into code compliance. Both one- and two-unit owner-occupied properties are eligible.
- Emergency Access Grant for People with Disabilities Program (EAG) provides a maximum grant of \$24,999 to eliminate physical barriers that inhibit the use of the dwelling unit by a person with disabilities.

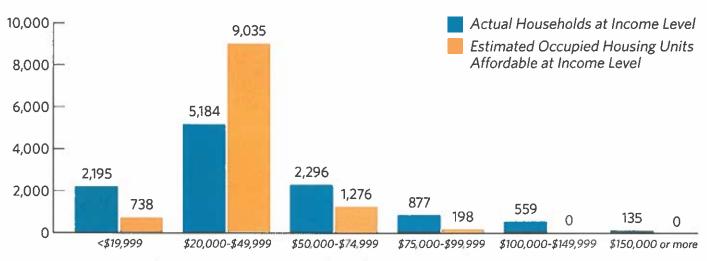
Between October 2021 and September 2022, the Town spent more than \$294,000 on housing rehabilitation. These funds assisted 41 households across 43 units, plus an additional 29 units that were under repair as of October 2022. About 1 in 4 assisted households were seniors, 1 in five were female-headed, and one in ten had a disability. The Town also offers resources to address lead-paint, a common challenge with an older housing stock. Between October 2021 and September 2022 the Town spent \$12,250 on lead hazard abatement, reducing lead hazards in 10 homes.

#### 2. Cicero needs additional affordable rental housing units

Many of the programs noted above support low- and moderate-income homeowners or owner-occupants of two flats. However, a greater share of Cicero households making below \$50,000 per year are renters. Most apartments in Cicero rent at prices affordable to households earning between \$20,000 and \$50,000 per year. Despite this, many renters struggle with affordability. 45 percent of renters pay at least 30 percent of their income toward housing costs and 20 percent pay more than half.

Many of those renters struggling with housing costs earn less than \$20,000 per year, and Cicero does not have enough rental units affordable at this income level. Roughly 2,195 Cicero renter households earn below \$20,000, but the Town only possesses 738 rental units that would be considered affordable at that income level. The Town would need to add nearly 1,500 new affordable housing units to fill this gap and help its renter households better meet their housing needs.

Figure 5.
Cicero comparison of Rental Household Incomes with Occupied Units Affordable at Each Income Level



Source: Chicago Metropolitan Agency for Planning analysis of Fregonese Envision Tomorrow Balanced Housing Model using American Community Survey 2016-2020

The shortage of affordable rental housing likely contributes to overcrowding in existing housing units. Due to underreporting issues, Census data may underestimate the level of overcrowding in Cicero. However, from the information available, renters generally, and younger renters in particular, are more likely to be living in overcrowded homes in Cicero.

Overcrowding likely occurs because of the mismatch between the size of families and the size of local homes. Almost 7 in 10 Cicero homes have two or three bedrooms. Yet almost a quarter of Cicero households have more than 5 people as members, pushing some families to need additional space. This includes supporting the multi-generational households common in Cicero.

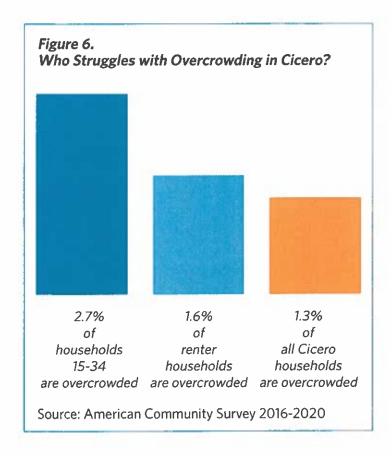
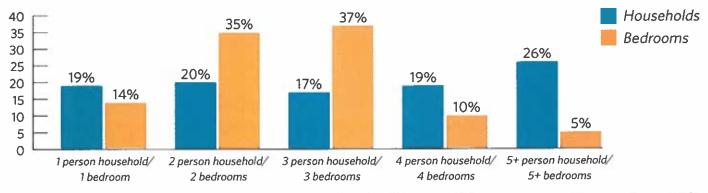


Figure 7. Comparison of Cicero Household Sizes and Number of Bedrooms



Source: Chicago Metropolitan Agency for Planning analysis of Fregonese Envision Tomorrow Balanced Housing Model using American Community Survey 2016-2020

The shortage of affordable housing likely also drives residents to rent illegally subdivided housing units, such as apartments in the basement or attic. Historically, these units provided low cost or even free housing to those putting down roots in Cicero. Stakeholders described the historical importance of these units to the Town's role as an immigration gateway, as new residents from Eastern Europe and Mexico frequently used this housing to establish themselves in the United States.

Despite this long-standing importance to the local housing stock, these units may be unsafe for occupants because of fire hazards or other safety issues. A major fire occurred on Valentine's Day in 2010. Residents in one of the attic units could not evacuate, and 7 people died, including three children. Basement units can also be subject to frequent water infiltration as the stormwater system overflows during extreme weather events, or in compromised foundations.

The scale of the issue is difficult to measure because the units are not registered. Stakeholders identified numerous housing issues as underlying causes of the problem. The rapid increase in home values has led to an escalating property tax burden that incentivizes owners to convert their basements or attics into apartments for extra income. Additionally, building codes have become stricter in the decades since these units were first established. The Town has enacted several changes to the international building code in recognition that these units cannot conform to these standards and these changes include a reduced ceiling height (excluding plumbing, electrical, and heating/cooling considerations), so long as the units have two methods of ingress/egress. However, property owners have largely continued to keep units secret from local building inspectors.

# 3. New affordable rental housing can help Cicero address affordability issues and meet key Town goals

Cicero has long understood that additional rental housing could help address the rental affordability issues noted above.
Cicero is a transit-rich community with two Pink Line stations, a Metra station, and many Pace and CTA bus routes.
Between the 2014 Cicero Connections
Transit Area Implementation Plan and the 2017 Cicero Comprehensive Plan, the Town laid out a vision of leveraging these transit stations to add more apartments and condominiums.

Since then, development of these key sites has moved slowly. Many of the housing recommendations from the Comprehensive Plan were addressed through a new Unified Development Ordinance adopted in fall 2022. With zoning addressed, Cicero now has the opportunity to explore how other financial resources, including Low Income Housing Tax Credits

Figure 8.
Key Opportunity Sites Map from the Cicero Connections Plan



(described below) can help support the development of new rental affordable housing to both implement the community vision and meet local housing needs.

This plan has identified three major housing challenges in the Town of Cicero:

- Need for rehabilitation and reinvestment in all sectors of the housing stock;
- Illegal basement and attic units that may pose life or health hazards; and
- A market need to add new multifamily housing units for lower-income residents.

The *Homes* team has developed three strategies to address these challenges. In February 2023, the team convened an expert panel to address the Town's needs for reinvestment in its building stock and illegal units. As a follow up to this conversation, the action plan recommends the following actions for Cicero to encourage a balanced, more affordable, and well-maintained supply of housing for its residents:

- Link properties to available rehabilitation programs managed by non-profit partners;
- Explore pathways to make accessory units livable while protecting the rights of tenants and property owners; and
- Pursue a new multifamily investment on municipally owned land.

Each recommendation is detailed more thoroughly below.

#### Strategy #1:

Comprehensively Address Rehab Needs Through Available Funding Programs For Single- and Multifamily Housing

Housing in Cicero is aging. More than eight out of ten homes were built more than 60 years ago. Homeowners and building owners have not always had the financial resources to continually reinvest in their properties. As a result, houses, 2 flats, and apartment buildings all have varying rehabilitation needs.

The Town already addresses a part of this need through its single-family home rehabilitation program, which it operates using its CDBG allocation. As noted earlier, the Town currently offers four rehabilitation programs in home repair, lead hazard reduction, emergency assistance, and emergency access for those with disabilities. Unlike many suburban municipalities, Cicero is also unique in managing these programs in house, performing income eligibility checks, and directly overseeing the rehabilitation work with a network of contractors. However, the programs are only available to homeowners of single-family properties.

To compliment this program, and expand its reach to other owner- and renter-occupied buildings, Cicero can help residents more fully utilize several other housing rehabilitation and repair resources that are available. At the expert panel, presenters discussed the below programs and how Cicero staff could help residents utilize them throughout the Town:

- The Home Repair and Accessibility Program, administered via the Illinois Housing Development Authority;
- The Home Energy Savings Program, operated via the Chicago Bungalow Association; and
- The Multi-family Energy Savings program, operated via Elevate Energy.

A description of each program, and its applicability to Cicero, is below.

#### **Chicago Bungalow Association Home Energy Savings Program**

#### **Program Overview**

This program is funded by ComEd to encourage energy-efficient improvements to historic bungalows. Services can include weatherization and energy efficiency improvements on the interior and exterior of the home, side wall insulation to reduce energy leakage, healthy homes improvements that address mold, moisture, and/or toxic materials, and, in some cases, improvements that address health and safety issues in the property. This could potentially include changes such as roof repair, with upwards of \$15,000 in improvements eligible for the program at no cost to the homeowner. The improvements are supported via the utilities, by way of investment in low-income energy efficiency improvements supported by the Clean Energy and Jobs act.

#### Eligibility

Single-family homes and two-flats are eligible, so long as they are built before 1980. The property must be owner-occupied, and a household income of 80% of Area Median Income or lower is required to apply.

#### Implementation Approach in Cicero

At the February panel, CBA presenter Mary Ellen Guest noted that 50 bungalow retrofits would be available for Cicero residents in 2023. The Town would need to consider relaxing its scofflaw law, which prevents work at properties with past violations. However, the CBA would be interested in forming a direct partnership with the Town to refer residents into the program. During the expert panel, the CBA and the Town discussed a referral system through which the Town would solicit interest and perform income eligibility checks, and then refer bungalow owners directly to the CBA to perform the work.

#### **IHDA Home Repair and Accessibility Program**

#### **Program Overview**

HRAP helps assist low and very low income homeowners with health, safety, and energy efficiency improvements for homes. The program offers three project types: full rehabilitation of homes, for which the property is eligible for up to \$45,000 in improvements; accessibility improvements, subject to the same \$45,000 cap; and roof only projects, for which up to \$21,500 is eligible in repairs.

#### Eligibility

Property eligibility differs for each project type. Full and roof-only rehabilitation funds may only be used in an owner-occupied single family home. For accessibility improvements, the property may be either owner-or renter-occupied so long as there is a documented need. All program participants must have household incomes not exceeding 80% of AMI.

#### Implementation Approach in Cicero

IHDA contracts with partners to administer the program. Cicero would be eligible to apply. Eligible applicants must have experience in income verification, housing rehabilitation, grant management, and other housing grants and resources. Because Cicero already manages all of these functions in house with its home repair program, and because of the substantial need among low- and moderate-income residents, the Town may be an extremely competitive applicant once IHDA solicits proposals sometime in 2023.

#### **Multi-Family Energy Savings Program**

#### Program Overview

Administered via Elevate Energy, this program provides multifamily building owners with assessments and direct assistance to make energy-efficiency improvements in the building. These benefits include assessments and low cost energy-efficiency improvements. Of particular value to Cicero's building owners may be its incentives for capital improvements, which can help a building owner replace aging HVAC mechanicals with a new, energy-efficient installation. The program may assist the building owner in replacing up to 50% the cost of a boiler, which can be badly out of date in older multifamily buildings and a big drain on the building's income. Boiler tune ups, parking lighting, and hallway lighting also qualify. As with the CBA program above, the MFES is provided through CEJA, so these substantial investments are available at low cost to building owners and no cost to Cicero taxpayers.

#### Eligibility

Properties eligible for the MFES include multi-family properties with 3 or more units. Additionally, properties managed or owned by a PHA, such the Cicero Housing Authority, are also eligible.

#### Implementation in Cicero

This program could fill an unmet need for multifamily building owners in Cicero. Multifamily property in Cicero is particularly old. While every property is different, many owners have lacked the operational income to make substantial improvements in their properties for a very long time. Apartment buildings may share a single boiler, which is so energy inefficient that it is a drain on the operational budget of the entire building.

#### **Next Steps**

Cicero could leverage this array of programs to more comprehensively meet the rehabilitation needs of its residential building stock. Though a referral system may vary by program, the chart below visualizes how Cicero staff can work to match these available publicly funded resources to each class of property in need of reinvestment:

Type of Property	Single Family Home	Owner-Occupied 2 Flat	Larger Apartment Building (3+ units)	Public Housing
Eligible Programs	<ul><li>Cicero SF Repair</li><li>IHDA HRAP</li><li>CBA Home Energy Savings</li></ul>	CBA Home     Energy Savings	• Elevate Energy MFES	• Elevate Energy MFES
Staff Strategy	<ul> <li>Provide direct intake through homeowner application</li> <li>Refer bungalow owners to CBA</li> <li>Apply directly to IHDA to provide HRAP services</li> </ul>	<ul> <li>Provide direct intake through homeowner application</li> <li>Refer bungalow owners to CBA</li> </ul>	<ul> <li>Identify outdated mechanicals during building inspection</li> <li>Direct referral of owner to MFES program</li> </ul>	Directly apply for MFES for PHA owned or managed units

#### Strategy #2:

#### **Conduct Outreach To Improve Health and Safety in Basement and Attic Units**

Town stakeholders have prioritized the presence of unreported and often unsafe or unhealthy basement and attic units. On the one hand, these units may serve as affordable units or multigenerational housing, and property owners may rent them to help pay off mortgage and property tax expenses. On the other hand, unreported units are much more likely to have health and safety hazards, which include increased fire risk, improper electrical and heating systems, pest infestations, or flooding.

In recognition, the Town Board relaxed some international code standards to encourage property owners invest in these units to make them safer, rather than hide them. The Town reduced the minimum ceiling height to 7 feet, exclusive of plumbing, electrical, and heating/cooling systems, and would consider legalizing nonconforming units if there are two established methods of ingress and egress. However, the high cost of excavation and/or adding entries and exits means that many units may not be able to follow this pathway into compliance. Additionally, property owners continue to hide units and residents remain at a potential risk.

At the February panel, Dunni Cosey Gay of Preservation Compact discussed its work to encourage preservation of ADUs. There are two strategies to encourage investment in these units: a grant program to assist with upgrades, and outreach program to encourage more property owners to utilize changes.

#### Approach #1: Provide financial support to invest in substandard ADUs

Last year, the City of Chicago passed an ordinance enabling accessory dwelling units. Since then, more than 300 property owners have applied, and most are owners of 1–4-unit properties. However, the partner organizations realized the very high cost of upgrading a basement unit: the upgrade of an existing unit falls between \$35,000 and \$75,000, while a buildout for a completely vacant building could be as much as \$120,000. It can be extremely expensive to upgrade an existing, substandard unit, because of high plumbing, electrical, basement excavation, and labor costs.

Acknowledging that these improvements would be cost prohibitive for low and moderate homeowners, NHS Chicago initiated a pilot program to encourage more property owners to do so. The program includes the following components: (1) Up to \$10,000 to hire an architect to build the plans for the unit; (2) Up to \$75,000 to construct or upgrade the unit; and (3) 20% of the construction grant is set aside for health and safety repairs in the rest of the property; and (4) Applicants must make within 140% of the Area Median Income to be eligible for the program.

#### Approach #2: Develop an outreach program for residents and landlords

The City of Harvard, in McHenry County, has taken a different approach. Like Cicero, its housing stock was largely constructed before the 1950s. As new households have put down their roots in the City, it has seen many illegal conversions into apartments and multigenerational housing. Harvard wanted to improve health and safety conditions, but did not want to displace residents as a result of its efforts.

Harvard decided to allow these non-conforming units but work closely with tenants and landlords to prevent displacement. As in Cicero, the City adjusted local codes to allow units that had been non-conforming to be conforming, if health/safety issues were addressed. Harvard also asked a respected community member to accompany the building inspector and inform eligible property owners and residents of the changes. This helped create trust among residents who may otherwise distrust local inspectors.

Cicero may choose to pursue both strategies. As noted above, it can be extremely expensive to retrofit existing units, and few grant programs exist to cover the costs. It is possible that grant resources still exist through Cook County via the American Rescue Plan. However, given the high competitiveness of such funds, the Town could consider creating an outreach program based on the Harvard model to encourage landlords to invest in a subset of units to become legal and confirm with code.

Finally, Cicero may wish to connect with other communities testing strategies to address this complex issue. Summit completed a Homes for a Changing Region plan, which recommended a similar outreach strategy.

#### **Next Steps**

Cicero can encourage greater safety in basement and attic units through:

- Exploring financial strategies to help property owners create code compliant ADUs; and/or
- Developing an outreach strategy using identified trusted messengers to communicate all strategies and assist with compliance; and/or
- Monitoring other local approaches to unsafe basement and attic units in Chicago, Harvard, Summit, and other communities.

#### Strategy #3:

#### Meet Need For Affordable Rental Housing Through New Multifamily Development

Cicero has a significant lack of rental housing for its lowest income residents. Roughly 2,195 renters earn less than \$20,000 per year, but there are 738 units in the Town that would be considered affordable to them. However, the Town is mostly built out and possesses just a few sites for large scale development, identified in previous plans. As it considers its opportunities for infill at these locations, the Town should consider attracting a developer experienced in affordable rental development.

There are several state sources of financing available for new affordable rental units. The most significant of these programs is the Low Income Housing Tax Credit program. LIHTC is a primarily developer driven program; investors secure properties to be developed into affordable housing and apply to IHDA for credits to finance the developments. LIHTC traditionally serves low-income households, defined as earning 60% of the Area Median Income or less, which this analysis identifies as a substantial and unmet need within the Town of Cicero. LIHTC can serve two different populations, families and seniors, and are allocated directly to developers via two subtypes in the program:

- 9 percent LIHTC credits are allocated to Illinois based on its population and are awarded competitively
  according to IHDA's Qualified Allocation Plan. These credits can be used for new construction and are
  described in more detail below.
- 4 percent LIHTC credits are non-competitive. Developments that utilize state private activity bonds are
  eligible. These credits could be a source for the rehabilitation and preservation of existing multifamily
  properties.

LIHTC is a developer-driven program, so municipalities do not apply for the credits directly from IHDA. A developer instead pursues a project and then applies for LIHTC credits itself. However, a community can proactively court LIHTC developers and ready themselves for investment on either publicly or privately held property.

As noted earlier, Cicero has identified numerous development sites from prior planning. Throughout the *Homes* process, Cicero focused on two sites in particular: its former Town Hall, on 25<sup>th</sup> Place near the Metra station, as well as a parcel at Laramie and 23<sup>rd</sup> Street, within one half mile of the CTA Pink Line. Cicero can position these properties for affordable investment through the following steps:

Educating The Community: Although many in the Town desire more affordable options, LIHTC projects nonetheless can meet community pushback. This *Homes for a Changing Region* document can be helpful to work with the community to identify its housing needs and build support when a development is proposed.

- Proactively Seeking A Developer: Municipalities can proactively reach out to developers active in surrounding communities to let them know of their available opportunities. Broadview utilized this strategy for a publicly owned property at Roosevelt Road and 17<sup>th</sup> Avenue that was developed into senior housing. Broadview and other neighboring municipalities may be willing to recommend developers to contact.
- **Preparing A Request for Proposals:** The Town can request affordable housing as it releases an RFP for its publicly held property.

This action plan recommends that Cicero reach out to other municipalities to generate a list of potential affordable housing developers for these properties with a goal of releasing an RFP that generates high quality responses.

#### **Next Steps**

Cicero should ready itself for additional affordable rental investment by:

- Finalizing sites for a Low Income Housing Tax Credit development based on its existing inventory of Town-owned land;
- Convening and educating residents on housing needs;
- Proactively seeking a developer, starting with those that have built successful projects in neighboring communities; and
- Releasing a Request for Proposal for affordable rental housing on one of the target sites.

## **Key Contacts**

#### **Chicago Bungalow Association**

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#### **Elevate Energy**

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#### **Illinois Housing Development Authority**

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#### **Preservation Compact**

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## **Affordable Housing Trust Fund Alignment**

As stated earlier, this action plan was made possible by a \$305,000 two-year allocation of the Illinois Affordable Housing Trust Fund. An estimated \$41,070 of that allocation was spent on personnel and travel costs on the development of this action plan, which aligns with the objectives of the Trust Fund across all three recommendation areas:

- Pursue Rehabilitation Strategies for All Properties: Cicero offers ownership opportunities for moderate-income households, but these properties were built before 1959 and many have deferred maintenance and/or are in various states of disrepair. Out of 12,853 owner-occupied units, 5,980 would be considered affordable to occupants earning between \$20,000 and \$50,000 per year. If these properties were rehabilitated using income-eligible programs, it would preserve them as affordable and decent for their moderate-income owner-occupants.
- Support Improved Health and Safety at Illegal ADUs: This policy recommendation provides strategies
  for these existing naturally occurring affordable housing units to become more livable, safe, and decent.
  Because the Village believes these units go unreported, it is difficult to estimate the number and asking
  rent of these units, but anecdotal evidence suggests that they supply housing for low and moderate-income households.
- Add New Affordable Rental Units: 45% of Cicero renters were cost burdened in 2020. Additionally,
   2,195 renter households earn less than \$20,000 per year, but the Town possesses only 738 units affordable at this income level. If Cicero added a new Low-Income Housing Tax Credit building, it could narrow this gap and reduce the cost burden experienced by low-income renters in the community.