



# Town of Cicero

Larry Dominick – Town President

5-Year Consolidated Plan 2025-2029

Annual Action Plan Program Year 2025

October 1<sup>st</sup>, 2025 – September 30<sup>th</sup>, 2026



2025

Town of Cicero  
Department of Housing

Tom M. Tomschin, MPA  
Executive Director

## **EXECUTIVE SUMMARY**

The U.S. Department of Housing and Urban Development (HUD) requires states and local communities to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the planning and application requirements for the Community Development Block Grant Program (here-in-after referred to as the CDBG Program), as well as the Emergency Solutions Program (here-in-after referred to as the ESG Program). Consolidated Plans must be prepared every five years, with updates required annually. This Plan also contains the 2025-2029 Strategic Plan and the Program Year 2025 Annual Action Plan for the Town of Cicero.

The 5-Year Consolidated Plan serves four separate but integrated purposes:

1. It is a community-based planning document for the Town of Cicero, which builds upon a citizen participation process.
2. It is the application to the U.S. Department of Housing & Urban Development for the Town's formula based CDBG and ESG Program funds.
3. It describes the strategies the Town of Cicero will follow in carrying out its CDBG and ESG Programs for the period October 1, 2025 through September 30, 2029.
4. It includes an Annual Action Plan against which the Town of Cicero's performance may be measured.

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

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

### **Lead and Participating Agencies**

Cook County's Planning and Development Department is the lead agency for the development of the housing portion of Cicero's 5-Year Consolidated Plan. The Town of Cicero's Department of Housing is responsible for providing necessary information regarding demographics, goals, objectives, and strategies to Cook County to assist them in the development of Cook County's 5 Year Consolidated Plan. Toward this end, the Town of Cicero's Department of Housing initiated consultation with citizens, social service and housing agencies, and governmental representatives seeking input as to their perception of the Town's housing and homeless needs, special needs and how these entities would address those

needs. Those entities contacted represent varying aspects of community development including housing, economic development, social services and lending institutions.

In preparation of this Consolidated Plan, the Department of Housing held two (2) meetings with Town Department Heads and Social Service Agencies (the first meeting was held on February 11, 2025 and the second meeting was held on February 18, 2025) to host representatives from these entities and get feedback for the Con Plan. The feedback received was incorporated into a draft of the 5-Year Consolidated Plan and One Year Action Plan. A survey was provided to these representatives at the meetings and the results of the survey were used to seek further input prior to placing the Plan in final form on display for public comment as required by HUD.

Through this process the Department of Housing has established contacts and relationships which should continue and allow for continued monitoring and feedback as the strategic plan is implemented. The Town's efforts in developing and implementing these Plans are aimed at providing for the broadest spectrum of citizen participation including residents and very-low income residents. A list of the entities solicited and contacted is attached in the appendix.

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

1. Public Forums
2. Online Survey
3. One Public Hearing Regarding the 5 Year Consolidated Plan and One Year Action Plan.
4. One official Town Board meeting of the Town of Cicero Board of Trustees at which the Plan was discussed, comments solicited, and approved with a resolution adopting the plan and giving the Town President and Town Clerk the power to sign all necessary government forms and certifications.

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

1. Agendas and dates of the public forums and hearings were advertised in the Town's website, at the Town's Clerk's Office, Cicero Public Library, Cicero Community Center and the Cicero Public Safety Office Building.
2. An ad was published in the local newspaper as well as on the Town's website and Facebook pages to advertise the Needs Assessment online survey to get feedback for the Con Plan.
3. A Public Notice for the hearings was published in the non-legal notice section of a local newspaper.
4. The Consolidated Plan and Annual Action Plan was available for viewing at the Town of Cicero's President's office, Town of Cicero's Department of Housing, Town of Cicero's Public Safety Building, The Cicero Public Library, and on the Town's website page.

### **Housing and Community Development Needs**

The responses received from the participants in those meetings as well as from the survey were developed into a list of housing and community development issues that were incorporated into the strategies used to develop the Consolidated Plan and the Annual Action Plan.

### **Priorities, Strategies and 5-Year Consolidated Plan**

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

A central element to addressing housing needs is expanding the supply of safe, decent and affordable housing. The availability of relatively safe and affordable housing has been decreasing in the Town of Cicero for a variety of reasons. In 2020, the census listed Cicero's population as 85,268. This was an increase of 4% from the 2010 Census.

With this tremendous growth in population one would expect a corresponding growth in the number of available owner and rental occupied housing units. Almost no new housing has been constructed in Cicero in the last 10 years and many housing units are either vacant or in poor condition.

**Objective:** Improve the quality of housing stock through rehabilitation and repair.

**Proposed Accomplishments:** Over the course of the 5-Year Consolidated Plan period, it is anticipated that 240 projects will be performed through the Home Repair Program, the Emergency Assistance Program and the Emergency Accessibility Program. This will result in safer living conditions and increased property values.

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

The Town of Cicero, as with all older communities, contains a large number of dwelling units containing lead based paint. 23,640 or 88% were built prior to 1970; and thus presumed that these dwellings all have lead based paint to some extent. It must be assumed, given the pervasiveness of the use of lead based paint, that 88% of the lowest moderate income families living in the Town of Cicero live in housing units containing lead based paint.

**Objective:** Implement an educational program that provides information on lead poisoning, and identify and abate sources of lead-based paint in residential Units.

**Proposed Accomplishments:**

- Provide educational materials to families within the Town of Cicero regarding the hazards of lead poisoning.
- Complete 50 rehabilitation projects that involve lead hazard reduction during the 5-Year period.

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

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

**Objective:** Make social services available for persons in need who have low-to-moderate incomes.

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

**Priority 4: Strengthen the Community's Living Environment by Making Improvements to Public Facilities, including Green Infrastructure**

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

**Objective:** Make funding available for infrastructure improvements.

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

**Priority 5: Improve Services to the homeless community in the Town of Cicero**

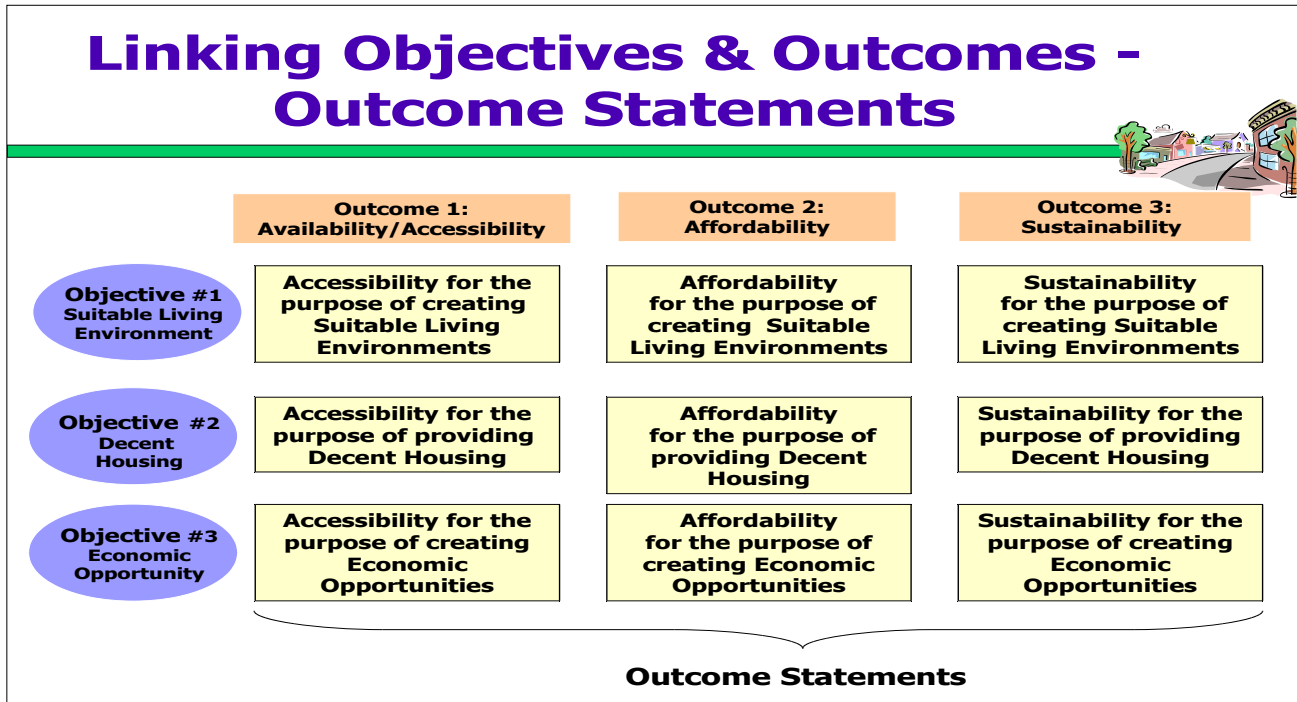
One major responsibility of any locality is to ensure the health, welfare and safety of its residents. Planning is essential to coordinate the use of all available resources to aid in the eradication of homelessness in Suburban Cook County. A Homeless person is a person who lacks a fixed, regular, and adequate nighttime residence. To be considered or qualify as a Homeless person, an individual or family must be 1) Literally homeless; 2) At imminent risk of homelessness; 3) Homeless under other federal statutes; and 4) Fleeing/attempting to flee domestic violence. There are limited emergency shelters, transitional housing facilities, safe havens and permanent supportive housing units in suburban Cook County to help aid homeless persons.

**Objective:** Make funding available for homeless individuals and families in Cicero.

**Proposed Accomplishments:** Fund a variety of homeless agencies that work to prevent homelessness and work with the homeless individuals and families located in Cicero.

### Performance Measurement System

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



### TOWN OF CICERO PROFILE

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

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

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

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

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

Township and municipal functions have subsequently been discharged by a single board of elected officials.

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

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

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

From the early townsmen who fought in the Union Army during the Civil War, Ciceronian's have proudly served in the armed forces. Their bravery is exemplified by Boatswain's Mate Joseph P. Steffan, who died abroad the USS Arizona in the attack on Pearl Harbor, and Capt. Edward C. Krzyzowski, who was posthumously awarded the Medal of Honor for heroism in Korea.

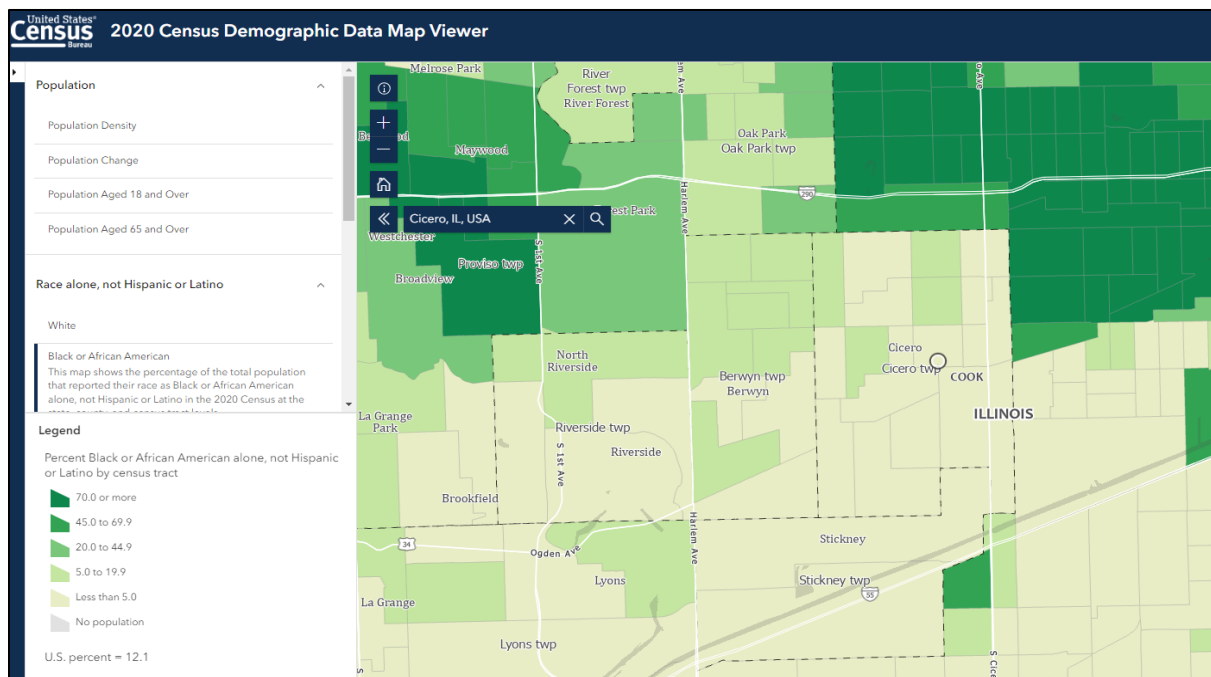
The Town of Cicero has a colorful history, which forms a part of the larger stories of the county, state and nation. Three Presidents, Eisenhower, Reagan, and Bush- visited Cicero on their roads to the White House. We can better understand the present and plan for the future, if we know the achievements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

## DEMOGRAPHIC INFORMATION

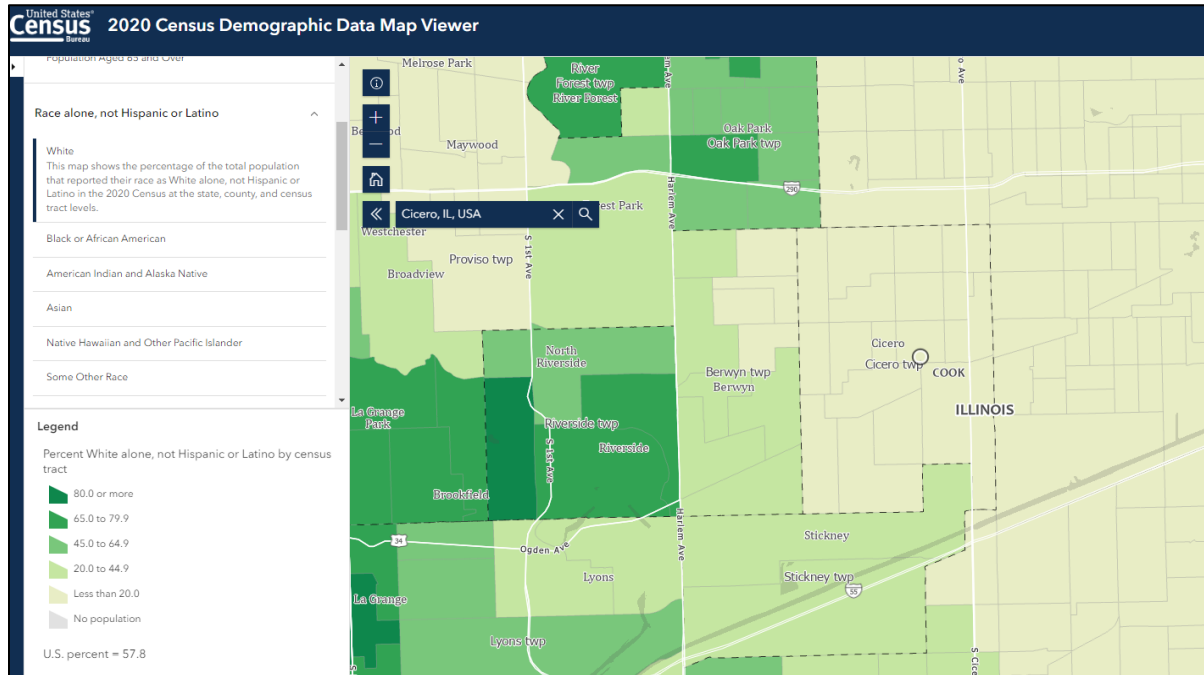
Cicero is composed of eight neighborhoods, with their own distinct characteristics and names: Boulevard Manor, Clyde, Drexel, Grant Works, Hawthorne, Morton Park, Parkholme, and Warren Park.

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

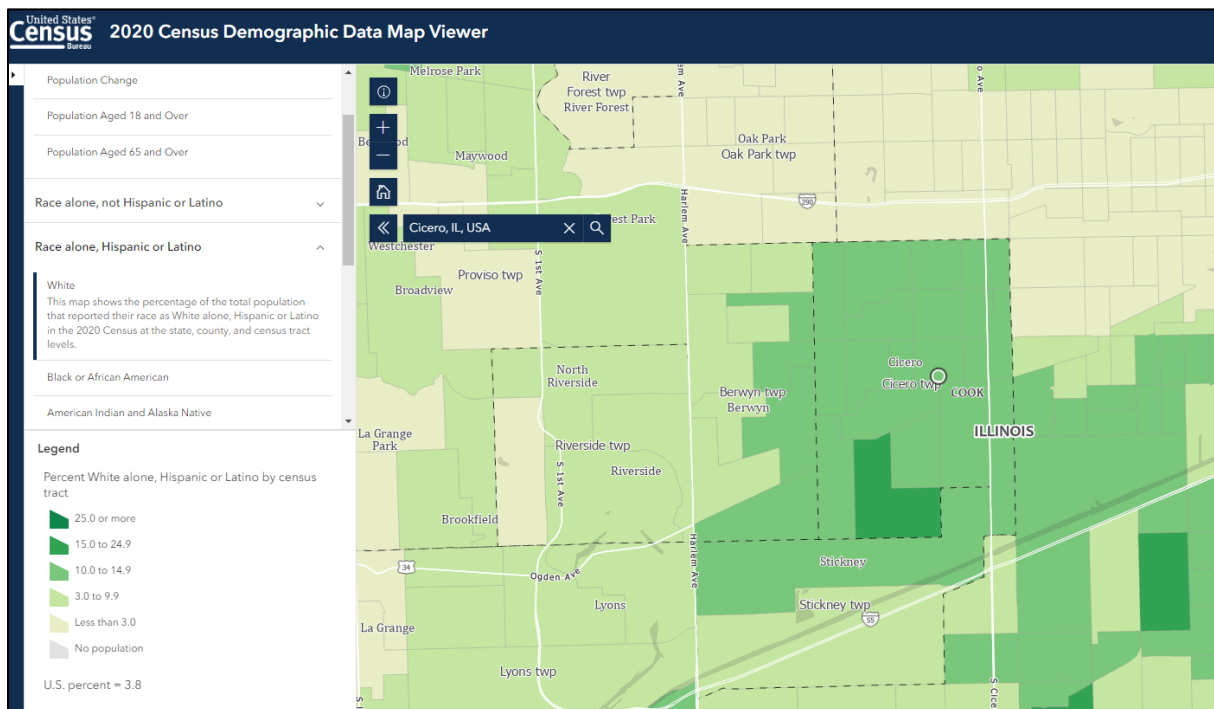
### Percent of Persons Who Are Black or African American Alone: 2020 Census - Cicero, IL 60804



**Percent of Persons Who Are White Alone: 2020 Census - Cicero, IL 60804**



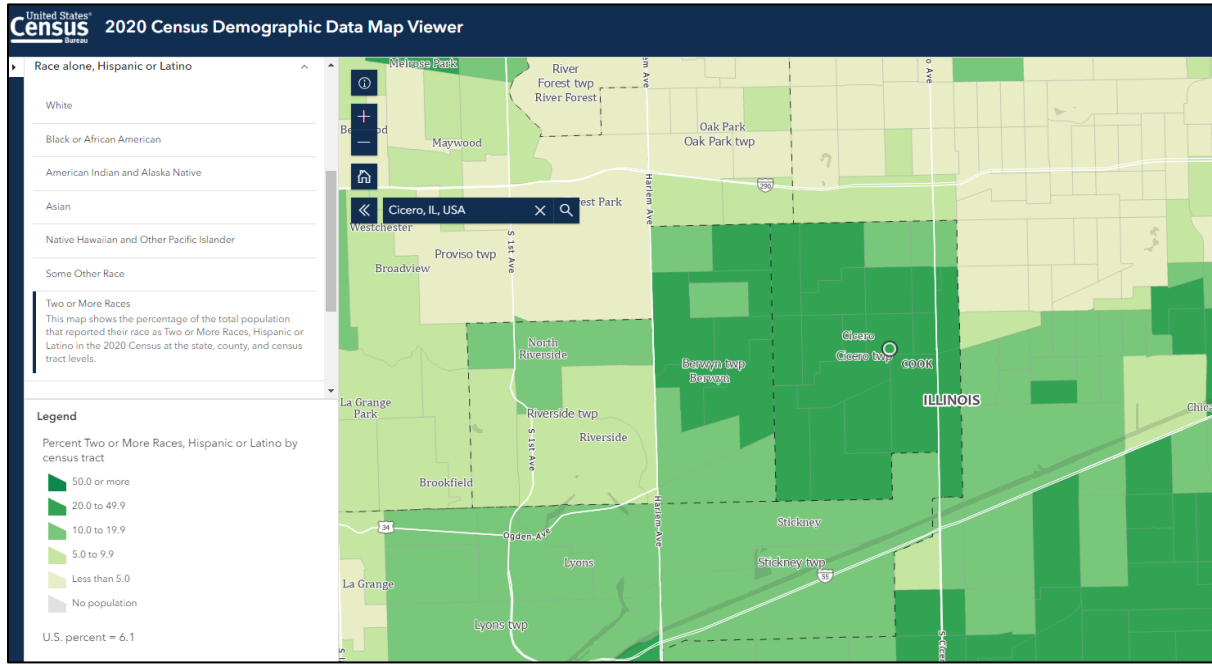
**Percent of Persons Who Are Hispanic or Latino: 2020 Census - Cicero, IL 60804**



**Town of Cicero, Illinois**

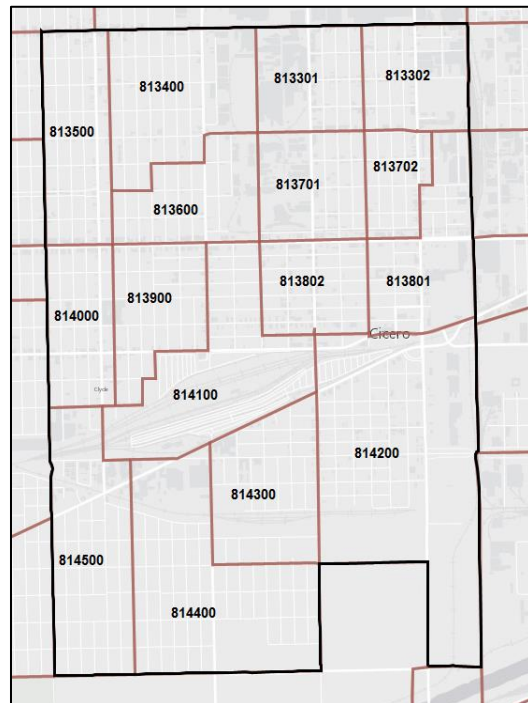
**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

**Percent of Persons Who Are Two or more other Races: 2020 Census - Cicero, IL 60804**



**Town of Cicero Census Tract Map**

CDBG ID	CDBG NAME	TRACT #	% Low/Mod
171332	CICERO	813301	68.93
171332	CICERO	813302	85.16
171332	CICERO	813400	67.50
171332	CICERO	813500	51.61
171332	CICERO	813600	72.25
171332	CICERO	813701	71.87
171332	CICERO	813702	57.00
171332	CICERO	813801	78.94
171332	CICERO	813802	72.26
171332	CICERO	813900	66.64
171332	CICERO	814000	65.20
171332	CICERO	814100	61.25
171332	CICERO	814200	67.35
171332	CICERO	814300	57.03
171332	CICERO	814400	55.20
<b>171332</b>	<b>CICERO</b>	<b>814500</b>	<b>48.83</b>



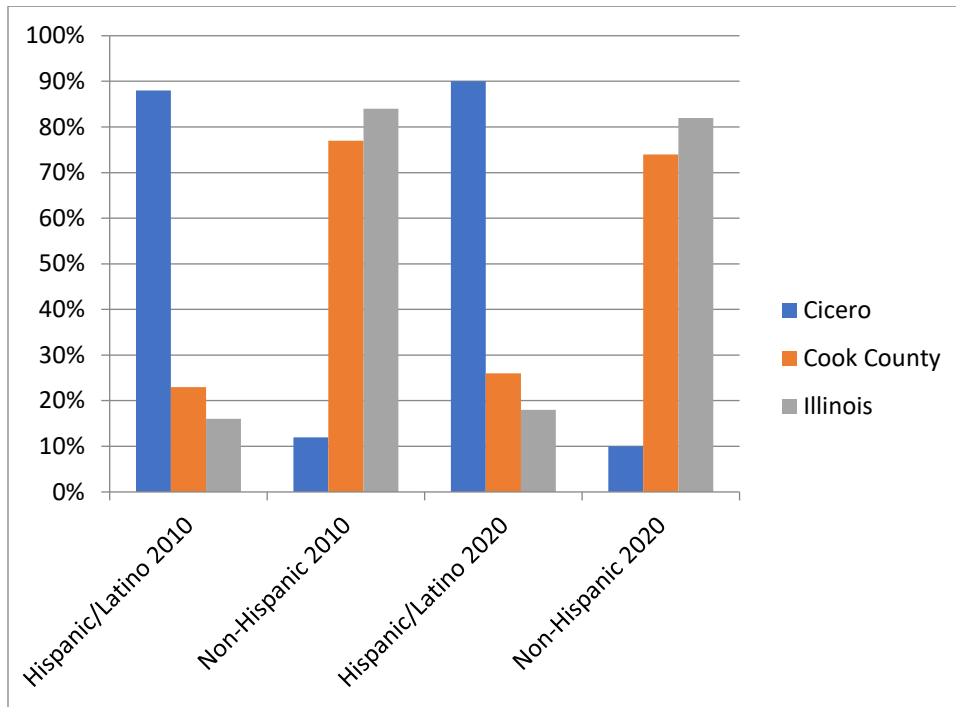
### Population Growth

<b>Population Growth 2000-2020 Town of Cicero, Cook County, State of Illinois</b>					
	2000	2010	% Change	2020	% Change
<b>Cicero</b>	<b>85,616</b>	<b>81,716</b>	<b>-4.6%</b>	<b>85,268</b>	<b>4.0%</b>
Cook County	5,376,741	5,103,582	-5.1%	5,275,541	3.3%
State of Illinois	12,419,293	12,581,313	-1.3%	12,812,508	1.8%

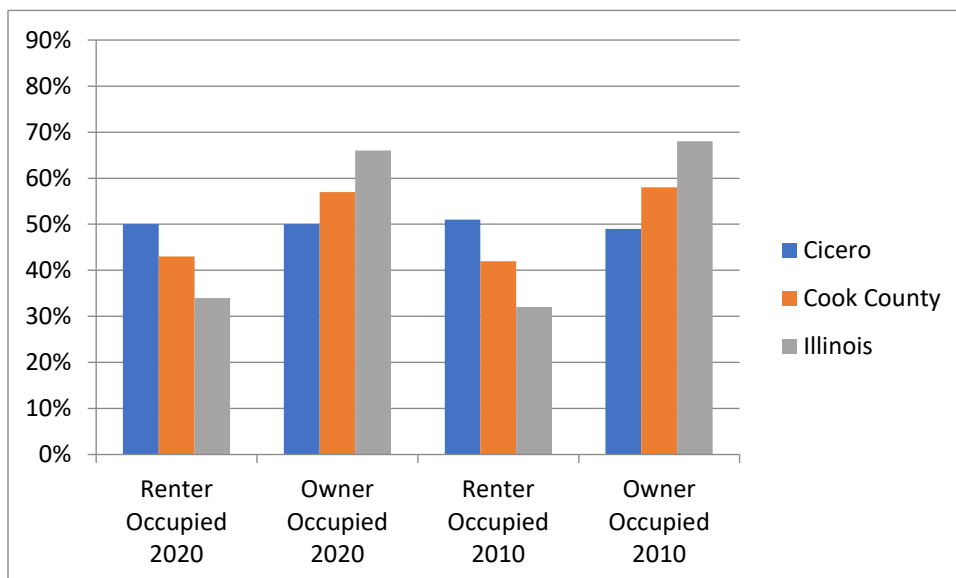
### Age Characteristics

<b>Age Characteristics 2010 to 2020</b>		
<b>Town of Cicero, Cook County, State of Illinois</b>		
	<u><b>2010</b></u>	<u><b>2020</b></u>
	% Under 18	% Under 18
<b>Cicero</b>	34.63%	33.80%
Cook County	26.00%	23.72%
State of Illinois	26.13%	24.39%
	% 18 - 64	% 18 - 64
<b>Cicero</b>	58.28%	60.26%
Cook County	62.28%	64.34%
State of Illinois	61.79%	63.07%
	% 65 +	% 65 +
<b>Cicero</b>	7.09%	5.94%
Cook County	11.72%	11.94%
State of Illinois	12.08%	12.54%
	Median Age	Median Age
<b>Cicero</b>	27.6	30.5
Cook County	35.5	36.8
State of Illinois	36.7	36.8

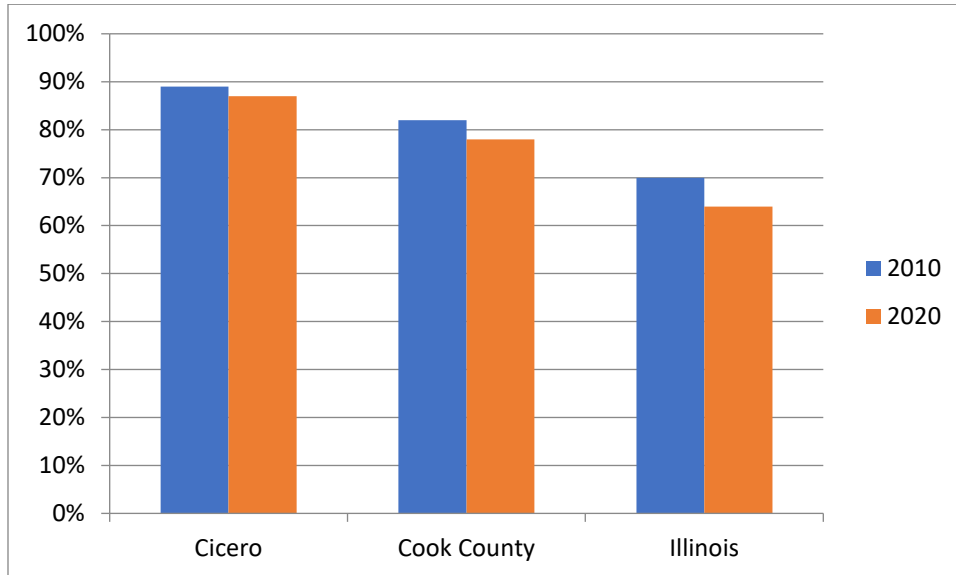
### Hispanic or Latino Characteristics



### Housing Characteristics



**Percent of Houses Built Before 1980**



**Employment**

Major Employers in Cicero			
Employer	Established	Product/Service	Employees
Burlington Northern	1884	Railroad Services	800
Amazon	1994	Technology Company	600
Walmart	1962	Department Store	507
The Royal Bay	1922	Fulfillment/Distribution	315
The Home Depot	1996	Retail Home Improvement	220
Corey Steel	1924	Manufacturer Steel Bars	204
Menards	1960	Home Improvement	200

**RESOLUTION OF AUTHORIZATION**

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

AUTHORIZING THE SUBMISSION OF THE 2025-2029 CONSOLIDATED PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BE IT RESOLVED by the President and Board of Trustees of the Town of Cicero, Cook County, Illinois, that the Town President and the Town Clerk are hereby authorized and directed to sign and forward the Year 2025-2029 CONSOLIDATED PLAN to the Chicago Office of the U.S. Department of Housing and Urban Development (HUD).

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

ADOPTED this \_\_\_\_\_ day of July 2025

By \_\_\_\_\_

Larry Dominick, President – Town of Cicero

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

Maria Punzo-Arias, Clerk – Town of Cicero

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

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

Currently, the Town of Cicero only participates in the CDBG and ESG programs. It is required to prepare and submit this Action Plan for HUD's approval in order to receive federal funds. The Town anticipates that it will receive approximately \$8,750,000 in CDBG funds and \$765,000 in ESG funds during this 5-Year Consolidated Period. These funds will be used to address a multitude of community development, housing, human service and homeless needs which will result in an improved quality of life for Town of Cicero residents.

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

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

### **In the Consolidated Plan, the Town of Cicero has:**

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

### **The Consolidated Plan is organized into five main parts:**

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

## **CONSULTATION**

### **A. Managing the Process**

The lead agency for the development of the housing portion of Cicero's 5-Year Consolidated Plan is Cook County's Planning and Development Department. The Town of Cicero's Department of Housing is responsible for providing necessary information regarding demographics, goals, objectives, and strategies to Cook County to assist them in the development of Cook County's 5-Year Consolidated Plan. The Town of Cicero's Department of Housing, serving on behalf of the Town of Cicero, is the lead agency responsible for overseeing the development of the Town of Cicero's Consolidated Plan and Annual Action

Plans, and is the entity responsible for administering the CDBG and ESG Programs covered by the plan. A significant effort was made to involve governmental and not-for-profit representatives at all levels of the planning process.

The Town of Cicero's Department of Housing initiated consultation with citizens, social service and housing agencies, businesses and governmental representatives seeking input from these various entities as to their perception of the Town's housing and homeless needs, special needs and how these entities would address those needs.

The Department of Housing incorporated that input into a draft of the 5-Year Consolidated Plan and One Year Annual Action Plan and made the draft on display for public comment as required by HUD.

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

For further information, to make comments, or receive a copy of the Town of Cicero's 2025-2029 Consolidated Plan or the One Year Action Plan, please contact:

The Department of Housing  
Tom M. Tomschin, Executive Director  
1634 S. Laramie Avenue Cicero, IL 60804  
(708) 656-8223

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

Cook County Department of Planning and Development  
Susan M. Campbell Director of Community Development  
General office telephone number (312) 603-1000

The Annual Action Plan is developed by the Cicero Department of Housing with the participation of other social service agencies through grant proposals. The Town addresses the needs identified in the 2025-2029 Consolidated Plan through the proposals submitted by existing Subrecipients and new agencies seeking CDBG funds.

## **B. Citizen Participation**

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

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

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

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

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

In preparation for the Town of Cicero's 5-Year Consolidated Plan and Annual Action Plan for Program Year 2025, the Town provided this Consolidated Plan and Annual Action Plan report for viewing at multiple locations throughout the Town. **The viewing will be done for a period of 30-days starting on Thursday; June 12, 2025 to Monday; July 14, 2025.** The following are the locations that the Consolidated Plan and Annual Action Plan will be available for viewing:

Town of Cicero – President's Office – 4949 W Cermak Rd., Cicero, IL 60804

Town of Cicero – Public Safety Building – 5410 W 34<sup>th</sup> St., Cicero, IL 60804

Town of Cicero – Department of Housing – 1634 S Laramie Ave., Cicero, IL 60804

Town of Cicero – Public Library – 5225 W Cermak Rd., Cicero, IL 60804

Along with these locations, the Consolidated Plan and Annual Action Plan will also be available for viewing on the Town of Cicero's website under the Housing Department. **A Public Hearing to accept comments on this report will be held on Monday; July 14, 2025 at the Town of Cicero Community Center located at 2250 S 49<sup>th</sup> Ave., Cicero, IL 60804.**

## **CITIZEN PARTICIPATION PLAN**

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

### **Policies and Procedures**

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

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

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

### **Consultation**

When preparing the Consolidated Plan, the Town of Cicero will consult with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, elderly persons and persons with disabilities) during preparation of the Consolidated Plan.

When preparing the portion of its Consolidated Plan concerning lead-based paint hazards, the Town of Cicero presumes that these properties have lead-based paint in them, due to the age of Cicero's Housing Stock. Local health data shows that children are more at risk of having high levels of lead in their systems as a result of lead based paint. The Town will focus on clearing any surfaces that have been disturbed as a result of any construction project performed using CDBG funds.

When preparing the description of priority non-housing community development needs, a unit of general local government must notify adjacent units of general local governments, to the extent practicable. The non-housing community development plan must be submitted to the State for clearance on projects, and to the County when necessary clearances are needed.

The Town of Cicero consults with the Alliance to End Homelessness to develop a homeless needs assessment for the Emergency Solutions Grant that the Town will qualify for.

The Town of Cicero also consults with the Cicero Housing Authority to obtain information for public housing needs and what areas can be focused on while planning for comprehensive grant program activities.

### **Homeless Participation**

Since Emergency Solutions Grant (ESG) funds are awarded to the Town of Cicero to focus on homelessness, homeless participation in the planning process is required for policies and decision making regarding any facilities, services, or other assistance that ESG funding will go towards.

In order to obtain participation in this process, the Town of Cicero held two (2) meetings/focus groups on May 14 and May 21, 2025, inviting the homeless or formerly homeless individuals, homeless agencies, and other community stakeholders to participate in the planning process.

1. These meetings helped interact with the homeless community and the information obtained was used to make decisions regarding any facility, service, or other assistance that is proposed to receive ESG Funding.
2. These meetings were advertised through:
  - a. The Town of Cicero's website,
  - b. Postings on information boards at the Cicero Town Hall, Cicero Public Library and the Cicero Police Department
  - c. Invitation information was shared with current ESG Subrecipients, as well as the Continuum of Care (CoC).
3. These meetings/focus groups were held at the Cicero Public Library, which is a central location in Cicero, and accessible via public transportation.
4. Food was provided at each meeting.
5. Questionnaires were distributed to those that attended the focus groups to get feedback as to better address the homelessness issue throughout the Town. The participation outcomes of these meetings, including meeting minutes, will be included in this Annual Action Plan required under [24 CFR 91.220](#) and can be viewed under Exhibit 11.

### **Information to be Provided**

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

1. The amount of funds the Town expects to receive including grant funds and program income.
2. The range of activities that may be undertaken including the estimated amount of funds that will benefit persons of low and moderate income.
3. The anti-displacement and relocation policy as follows:
  - a. It is the policy of the Town of Cicero that no CDBG funds or any funding related to the Consolidated Plan will be spent on activities that will result in the displacement of Cicero residents. The Town plans to carry out this policy by funding only those activities that do not necessitate displacement. However, in the event that displacement does occur, the Town of Cicero will abide by the requirements of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended, and by the HUD Handbook 1378 Tenant Assistance, Relocation and Real Property Acquisition.
  - b. If displacement does occur, the Town of Cicero or its sub-grantees will assist such households/tenants by replacing on a one-to-one basis all occupied low and moderate income dwelling units demolished or converted to a use other than as low and moderate income housing as a direct result of activities assisted with funds cited above.
  - c. All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. All replacement housing will be allocated within the same community\* sufficient in number and size to house at least the number of occupants that could have been housed in the units demolished or converted provided in standard condition designed to remain low/moderate income dwelling units for at least 10 years from the date of initial occupancy of the units.
  - d. Before obligating or expending funds that will directly result in such demolition or conversion, the Town of Cicero will make public and submit to the HUD Field Office the following information in writing:
    - 1) Description of the proposed assisted activity
    - 2) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activity
    - 3) A time schedule for the commencement and completion of the demolition or conversion
    - 4) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units
    - 5) The source of funding and a time schedule for the provisions of replacement dwelling units
    - 6) The basis for concluding that each replacement dwelling unit will remain a low/moderate dwelling unit for at least 10 years from the date of initial occupancy

4. The Town will conduct a public hearing directed at those residents affected by the proposed project to review the above and to provide-more information on what services, benefits and counseling will be made available to them.
5. The Town of Cicero must conduct at least one public hearing during the development of the Consolidated and Annual Action Plan periods.
6. The Town of Cicero must make available the proposed Consolidated Plan and Annual Action Plan prior to adoption by the Town Board to allow citizens, public agencies and other interested parties opportunity to examine its contents and submit comments. The Town of Cicero will accomplish this by making available draft copies of the Consolidated Plan and/or One Year Action Plan to the public and individuals. Copies of these Plans are made available to the public at:
  - a. The Cicero Public Library
  - b. Town of Cicero President's Office,
  - c. Town of Cicero Department of Housing,
  - d. Town of Cicero Public Safety Office
  - e. On the Town of Cicero website ([www.thetownofcicero.com](http://www.thetownofcicero.com))

### **Public Hearings**

The Town of Cicero will conduct at least two public hearings per year to obtain citizen's views and to respond to proposals and questions. These hearings must be conducted at a minimum of two different stages of the program year.

- 1) One public hearing must be held before the proposed Consolidated Plan and Annual Action Plans are submitted to HUD in order to obtain views on housing, community development and homeless needs.
- 2) The second public hearing must be conducted to address the housing and community development needs, development of proposed activities, and review program performance at the end of the program year.

### **Notices**

- 1) The Town of Cicero must publish notice of public hearings in at least one newspaper of general circulation. The notice must include a brief description about the subject of the hearings to allow informed comments.
- 2) Public notices will also be posted at government offices, The Town's website, and the Town's Facebook Page.
- 3) The Town will make a reasonable number of free copies of the Consolidated and Annual Action Plans available to citizens and groups that request it.

- 4) The Town will provide a comment period of 30 days prior to holding a public hearing.
- 5) The Town will consider any comments or views of citizens' received, both written or orally at the public hearings, or received via email or other electronic communication, in preparing the final Consolidated and Annual Action Plans.
- 6) The Town will attach a summary of all comments or views, and a summary of any comments or views not accepted and the reasons therefore, to the final Consolidated and Annual Action Plans.

### **Performance Reports**

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

1. Publish a notice in a newspaper of general circulation that the performance report is available for comment and the locations at which it is available.
2. Make the performance report available for viewing at the Department of Housing and at the Clerk's Office of the Town of Cicero, and the Town's website.
3. Make the performance report available for viewing for 30 days prior to holding a public hearing.
4. Provide citizens at least 30 days to submit comments on the performance report prior to the submission to HUD.
5. Consider any comments or views of citizens received in writing or orally at public hearings in preparing the performance report. A summary of these comments or views will be attached to the performance report.

### **Minor and Substantial Amendments to the Consolidated Plan**

An amendment is a transfer of funds from one line item to another which will increase or decrease a line item by more than 5%. Any lesser change is considered a Minor Amendment.

A line item change of 6% to 10% only requires submission, review, and approval of the Cicero Town Board of Trustees.

A Substantial Amendment is a transfer of funds from one line to another which will increase or decrease a line item by more than 10%. A Substantial Amendment is also a transfer of funds from one or multiple line items to create and fund a new activity. No Substantial Amendment will be made without first conducting a public hearing regarding that change.

To substantially amend the Consolidated Plan or Annual Action Plan, the Town of Cicero must do the following:

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

### **Locations**

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

### **Meetings**

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

- 1) Public notice will be published in a newspaper of general circulation.
- 2) Public notice will be posted in government offices and the Town's website.
- 3) Meetings will be held at the Cicero Community Center or Town of Cicero Council Chambers which are centrally located in Cicero's low and moderate income neighborhood, convenient to potential and actual program beneficiaries. The building is equipped to accommodate persons with disabilities.
- 4) When a significant number of Spanish speaking citizens are expected to attend, a translator will be provided.

### **Availability**

The Consolidated Plan, Annual Action Plan, substantial amendments, and performance reports will be available; upon request to the public for viewing at the Town of Cicero Department of Housing, the Town of Cicero's President's Office, The Town of Cicero Community Center and the Cicero Public Library, and digitally on the Town of Cicero's website. These materials will be available upon request in a form that is accessible for persons with disabilities. Records and information relating to the Town of Cicero's Consolidated and Annual Action Plan, and the Town's use of assistance under related programs

will be retained for the preceding five years. Citizens, public agencies and other interested parties will be provided viewing access to these records upon written request.

### **Technical Assistance**

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

### **Complaints**

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

### **Use and Responsibility**

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

## **RESILIENCE TO NATURAL HAZARDS**

The Town of Cicero is a participating in the Cook County Multi-Jurisdictional Hazard Mitigation Plan. <https://www.cookcountyemergencymanagement.org/hmp>

### **Hazard Risk Ranking<sup>1</sup>**

The Cook County Multi-Jurisdictional Hazard Mitigation Plan ranks flooding, and severe weather as the top two hazard types in the Town of Cicero, and both of these hazard vulnerability have increased.

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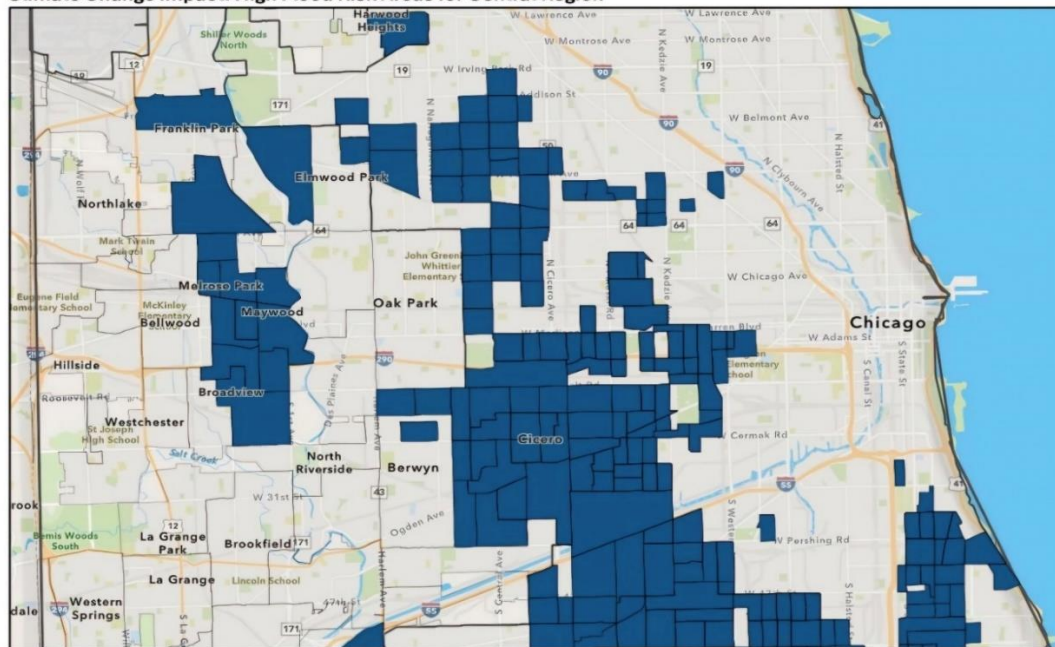
<sup>1</sup> <https://www.cookcountyemergencymanagement.org/hmp>

### Hazard Ranking (Cicero)

RANK	Hazard Type
1	Flood
2	Severe Weather
3	Severe Winter Weather
4	Tornado
5	Earthquake
6	Drought
7	Dam Failure

According to the Chicago and Cook County Greenprint Heat Risk Vulnerability Assessment, the entire Town of Cicero is in a high risk area for flooding.<sup>2</sup>

**Climate Change Impact: High Flood Risk Areas for Central Region**



**Source:** Chicago and Cook County Greenprint Heat Risk Vulnerability Assessment

Of the 23 Federally-Declared Disasters since 1967, 15 have been related to severe storms and flooding. The Town plans on focusing their mitigation efforts into infrastructure improvements and property improvements to reduce the risk of these top two hazard types: Flood and Severe Weather.

<sup>2</sup> <https://www.arcgis.com/apps/instant/minimalist/index.html?appid=16469109dd824cec86e4d739c62d1302>

**History of Federal Disasters Declared (PRIOR TO JULY 2023 FLOOD)<sup>3</sup>**

<b>Disaster Declaration Number</b>	<b>Date Declared</b>	<b>Event</b>
DR-227	4/25/1967	Tornado
DR-351	9/4/1972	Flood
DR-373	4/26/1973	Flood
DR-509	6/18/1976	Severe Storm(s)
DR-643	6/30/1981	Severe Storm(s)
DR-776	10/7/1986	Flood
DR-798	8/21/1987	Flood
DR-997	7/9/1993	Flood
DR-1129	7/25/1996	Severe Storm(s)
DR-1188	9/17/1997	Severe Storm(s)
DR-1729	9/25/2007	Severe Storm(s)
DR-1800	10/3/2008	Severe Storm(s)
DR-1935	8/19/2010	Severe Storm(s)
DR-1960	3/17/2011	Snow
EM-3068	1/16/1979	Snow
EM-3134	1/8/1999	Snow
EM-3161	1/17/2001	Snow
EM-3230	9/7/2005	Hurricane-Katrina Evacuation
EM-3435	3/13/2020	Biological
DR-4116	5/10/2013	Flood
DR-4489	3/26/2020	Biological
DR-4728	8/15/2023	Severe Storm(s)
DR-4749	11/20/2023	Flood

<sup>3</sup> <https://www.cookcountyemergencymanagement.org/hmp>

#### History of State Declared Declarations (PRIOR TO THE JUNE 2023 FLOOD)<sup>4</sup>

Date Declared	Event
7/26/2010	Severe Storms, High Winds, Torrential Rain
1/31/2011	Winter Weather
4/25/2011	High Winds, Tornadoes, Torrential Rain
5/25/2011	
4/18/2013	Severe Storms, Heavy Rainfall, Flooding, Straight-line Winds
4/20/2013	
4/21/2013	
4/25/2013	
4/30/2013	
1/6/2014	Heavy Snowfall, Frigid Temperatures
7/12/2017	Thunderstorms, Heavy Rainfall, Flooding
7/14/2017	
1/29/2019	Winter Storm
2/6/2020	Severe Storms
3/12/2020-present (reissued monthly)	COVID-19
2/16/2021	Winter Storms
2/1/2022	Winter Storms
8/1/2022	Monkeypox

#### Cicero Natural Hazard Events<sup>5</sup>

Type of Event	FEMA Disaster Number (if applicable)	Date	Preliminary Damage Assessment/Event
Lightning Strike (no fire)	-	8/28/2018	-
Lightning Strike (no fire)	-	8/28/2018	-
Wind Storm, Tornado/Hurricane	-	12/5/2017	-
Flood Assessment	-	10/15/2017	-
Flood Assessment	-	10/14/2017	-
Flood Assessment	-	10/14/2017	-
Lightning Strike (no fire)	-	8/28/2017	-
Wind Storm, Tornado/Hurricane	-	4/8/2017	-
Tornado	-	8/9/2016	-
Roof Debris	-	3/5/2016	-
Roof Debris	-	2/19/2016	-

<sup>4</sup> <https://www.cookcountyemergencymanagement.org/hmp>

<sup>5</sup> <https://www.cookcountyemergencymanagement.org/hmp>

**Town of Cicero, Illinois**

**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

Wind Damage	-	2/19/2016	-
Flooded Basement	-	8/18/2015	-
Flooded Basement	-	8/18/2015	-
Lightning Strike	-	8/25/2014	-
Lightning Strike	-	8/25/2014	-
Lightning Strike	-	8/25/2014	-
Winter Storm	-	12/2013 - 02/2014	
Storm	-	8/30/2013	Building & Tree Damage
Storm	-	6/24/2013	Building & Tree Damage
Flood	-	8/26/2012	Flooded Buildings
Storm	-	7/23/2012	Building & Tree Damage
Storm	-	7/1/2012	Building & Tree Damage
Flood	-	7/23/2011	Flooded Buildings
Storm	-	6/21/2011	Building & Tree Damage
Flood	-	7/24/2010	Flooded Buildings
Flood	-	6/24/2010	Flooded Buildings
Storm	-	6/23/2010	Building & Tree Damage
Storm	-	6/18/2010	Building & Tree Damage
Flood	-	6/24/2009	Flooded Buildings
Storm	-	6/24/2009	Building & Tree Damage
Storm	-	8/4/2008	Building & Tree Damage
Storm	-	6/15/2008	Building & Tree Damage
Storm	-	6/6/2008	Building & Tree Damage
Storm	-	6/6/2008	Building & Tree Damage
Storm	-	12/23/2007	Building & Tree Damage
Storm	-	8/5/2007	Building & Tree Damage
Storm	-	6/14/2007	Building & Tree Damage
Flood	-	10/2/2006	Flooded Buildings
Storm	-	10/2/2006	Building & Tree Damage
Storm	-	8/2/2006	Building & Tree Damage
Storm	-	7/18/2006	Building & Tree Damage
Storm	-	7/17/2006	Building & Tree Damage
Storm	-	6/17/2006	Building & Tree Damage

According to the Federal Emergency Management Agency (FEMA), hazard mitigation is: “the effort to reduce loss of life and property by lessening the impact of disasters. It is most effective when implemented under a comprehensive, long-term mitigation plan. State, tribal, and local governments engage in hazard mitigation planning to identify risks and vulnerabilities associated with natural disasters and develop long-term strategies for protecting people and property from future hazard events.” <https://www.cookcountyemergencymanagement.org/hmp>

### *Purpose of the Hazard Mitigation Plan*

1. Ensure Cook County, Illinois and the participating jurisdictions qualify for federal funding, before and after a disaster occurs.
2. Identify common threats and hazards the County faces.
3. Develop common mitigation strategies, ensuring a comprehensive and county-wide approach is used.
4. Develop intergovernmental partnerships within the County.
5. Gain public insight and share public information, increasing residents' knowledge and preparedness against the County's threats and hazards.

### *2024 Plan Update*

Cook County Emergency Management and Regional Security (EMRS) in conjunction with the participating communities completed the 5-year update of the Cook County Multi-Jurisdictional Hazard Mitigation Plan. EMRS is dedicated to involving the public directly in the review and update of the plan.

### **Plan Development and Organization**

The 2024 Cook County MJ-HMP was updated by a planning team of Cook County Department of Emergency Management and Regional Security staff and expert consultants, with guidance from a steering committee representing the planning partners and other local stakeholders. The key steps in updating the plan were as follows:

1. Determine the Planning Area and Resources
2. Build and Reconvene the Planning Team
3. Outreach Strategy
4. Review and Update Community Capabilities
5. Update and Conduct the Risk Assessment
6. Update the Mitigation Strategy
7. Keep the Plan Current
8. Review and Adopt the Plan
9. Create a Safe and Resilient Community

The final plan consists of two volumes.

1. Volume 1 includes all federally required elements of a disaster mitigation plan that apply to the entire planning area.
2. Volume 2 consists of all federally required jurisdiction-specific elements in individual annexes for each participating jurisdiction.

### **Mission Goals and Objectives**

The defined mission for the 2024 Cook County MJ-HMP is to "Identify risks and sustainable, cost-effective actions to mitigate the impact of natural hazards to protect the life, health, safety, welfare, and economy of the communities of Cook County." Mitigation goals were established as follows:

1. Develop and implement sustainable, cost-effective, and environmentally sound risk-reduction (mitigation) projects.
2. Protect the lives, health, safety, and property of Cook County residents from natural hazards.
3. Protect public services and critical facilities, including infrastructure, from loss of use during natural hazard events and potential damage from such activities.
4. Involve stakeholders to enhance the local capacity to mitigate, prepare for, and respond to the impacts of natural hazards.
5. Develop, promote, and integrate mitigation action plans.
6. Promote public understanding of and support for hazard mitigation.

Thirteen objectives were established for the plan to meet multiple goals and serve as stand-alone measurements of the effectiveness of the mitigation action. Proposed mitigation actions were evaluated in part based on how many goals and objectives they would help to fulfill.

1. Eliminate or minimize disruption of local government operations caused by natural hazards through all phases of emergency management.
2. Increase the resilience of (or protect and maintain) infrastructure and critical facilities.
3. Consider the impacts of natural hazards on future land uses in the planning area, including possible impacts from climate change.
4. Integrate hazard mitigation policies into land use plans in the planning area.
5. Develop, improve, and protect systems that provide early warnings, emergency response communications, and evacuation procedures.
6. Use the best available data, science and technologies to educate the public and to improve understanding of the location and potential impacts of natural hazards, the vulnerability of building types and community development patterns, and the measures needed to protect life safety.
7. Retrofit, purchase, or relocate structures in high-hazard areas, including those known to be repetitively damaged.
8. Establish partnerships among all levels of local government, the private sector, and/or nongovernmental organizations to improve and implement methods to protect people, including underserved and underrepresented groups, and property.
9. Provide or improve flood protection on a watershed basis with flood control structures and drainage maintenance plans.
10. Strengthen codes and land use planning and their enforcement so that new construction or redevelopment can avoid or withstand the impacts of natural hazards.
11. Encourage mitigation through incentive-based programs like the Community Rating System and Storm Ready programs.
12. Reduce natural hazard-related risks and vulnerability to potentially isolated and underserved populations within the planning area and ensure mitigation strategies result in equitable outcomes.

13. Encourage hazard mitigation measures that have the least adverse effect on the natural environment and use natural processes.

Detailed risk assessments were performed for each of these hazards of concern. Also, a brief qualitative review was conducted of technological and human-caused hazards of interest. Climate Change was addressed for each hazard, as applicable.

### **Risk Assessment Methodology**

The risk assessments of the identified hazards of concern describe the risks associated with each hazard. The following steps were used to define the risk of each hazard:

1. Profile and update each hazard, describing the geographic area it affects, its frequency and severity, and the warning time provided before a hazard event occurs.
2. Use maps of hazard impact areas, as appropriate, to determine and update the number of structures, facilities, and systems exposed to each hazard.
3. Assess the vulnerability of exposed structures and infrastructure based on exposure and the probability of occurrence of a hazard event. Tools such as the Federal Emergency Management Agency's (FEMA's) hazard-modeling program HAZUS-MH were used to perform an assessment for flood and earthquake.

### **Profiles of Cook County Natural Hazards**

The following natural hazards are addressed in the 2024 Cook County MJ-HMP.

1. Dam/levee failure
  - a. Dam Failure
  - b. Levee Failure
2. Drought
3. Earthquake
4. **Flood**
  - a. Riverine Flooding
  - b. Urban Flooding
  - c. Coastal Flooding
    - i. Seiche
    - ii. Coastal Erosion
5. **Severe Summer Storms**
  - a. Extreme Heat
  - b. Lightning
  - c. Hail
  - d. Fog
  - e. High Winds
6. Severe Winter Storms
  - a. Snow
  - b. Blizzards
  - c. Ice Storms
  - d. Extreme Cold and Wind Chill









7. Tornado
8. Wildfire

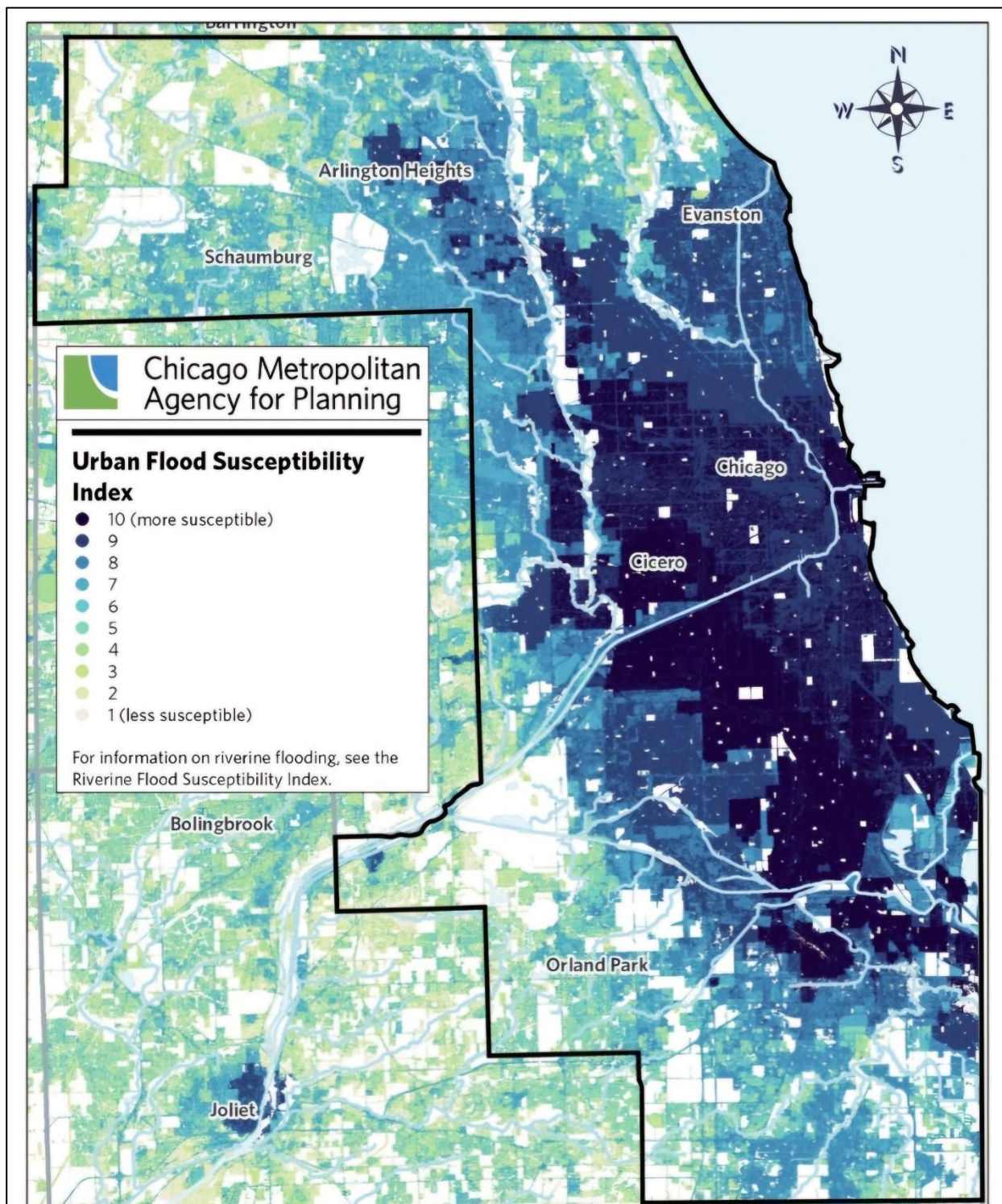
Flooding, sewer back up, and flash flooding all have detrimental effects on health and the environment. In terms on infrastructure and mitigation, flooding has a significant impact on the water system of a local municipality. This includes water delivery and storm/sewer water management.

With an increase in severe storms and floods, the Town of Cicero needs to address infrastructure shortfalls to mitigate future disasters.

NATIONAL WEATHER SERVICE – UNDERSTANDING FLOODING					
<i>Urban/Small Stream Advisory</i>	<i>Flood Watch</i>	<i>Flash Flood Watch</i>	<i>Flood Warning</i>	<i>Flash Flood Warning</i>	<i>Flash Flood Emergency</i>
WHAT IS IT?	WHAT IS IT?	WHAT IS IT?	WHAT IS IT?	WHAT IS IT?	WHAT IS IT?
Flooding of small streams, streets and low-lying areas.	Flooding is possible – typically within 6 to 48 hours before rain is expected to reach the area.	Flash flooding is possible – typically 6 to 48 hours before rain is expected to reach the area.	Flooding impacts are occurring or imminent.	Flooding impacts are occurring or imminent.	Flash flood situation that presents a clear threat to human life due to extremely dangerous flooding conditions.
WHAT TO DO?	WHAT TO DO?	WHAT TO DO?	WHAT TO DO?	WHAT TO DO?	WHAT TO DO?
Stay away from areas that are prone to flooding and stay clear of rapidly moving water.	Stay tuned to local river forecasts; prepared for areas near rivers to spread towards nearby roads and buildings	Have a way to receive local warnings, expect hazardous travel conditions and have alternate routes available	Stay <b>alert</b> for inundated roadways and follow all local signage. Additional impacts include homes and structures could become clouded and need to be evacuated.	Conditions will <b>rapidly</b> become hazardous! Do not cross flooded roadways or approach inundated areas as water may still be rising.	<b>Immediately</b> reach higher ground by any means possible.
Flash floods are characterized by rapid rise of water on the order of a few minutes to 6 hours that can occur anywhere. A flood watch or warning pertains to larger streams and rivers that take much longer to respond (3 hours to weeks) but move much larger amounts of water through sensitive areas.					
Source: <a href="#">National Weather Service</a> (2024)					

**Town of Cicero, Illinois**  
**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

Impacted FEMA Community Lifelines		
	<b>Safety and Security</b> Law Enforcement/ Security, Fire Service, Search and Rescue, Government Service, Community Safety	<b>Significant</b>
	<b>Food, Hydration, Shelter</b> Food, Hydration, Shelter, Agriculture	<b>Moderate</b>
	<b>Health and Medical</b> Medical Care, Public Health, Patient Movement, Medical Supply Chain, Fatality Management	<b>Moderate</b>
	<b>Energy</b> Power Grid, Fuel	<b>Moderate</b>
	<b>Communications</b> Infrastructure, Responder Communications, Alerts Warnings and Messages, Finance, 911 and Dispatch	<b>Moderate</b>
	<b>Transportation</b> Highway/ Roadway/ Motor Vehicle, Mass Transit, Railway, Aviation, Maritime	<b>Moderate</b>
	<b>Hazardous Materials</b> Facilities, HAZMAT, Pollutants, Contaminants	<b>Significant</b>
	<b>Water Systems</b> Potable Water Infrastructure, Wastewater Management	<b>Significant</b>
Possible Extent of Disruption and Impacts to Community Lifelines from this Hazard <b>Red = Significant   Yellow = Moderate   Minimal = Green   Grey = Unknown</b>		



Source: (CMAP) 2024

**Costal/Shoreline Flooding:** From 2013 through 2022, two Coastal Flooding incidents occurred in Cook County and were recorded by NOAA. This frequency averages to 0.2 flooding incidents annually and would indicate a similar trend moving forward.

### **Jurisdiction-Specific Climate Change Vulnerability and Impacts<sup>6</sup>**

The tables below outline if climate change, as assessed by the local planning team, has increased or decreased the municipality's vulnerability/exposure, and thereby the potential impacts, to each natural hazard over the past five (5) years (Current Vulnerability), and the effect of climate change in the future probability of occurrence and impacts (Future Vulnerability) from each natural hazard.

Future studies are needed to better understand the impact of climate change on the community's assets.

#### **Climate Change Vulnerability and Impacts in Cicero**

<b>Hazard</b>	<b>Vulnerability</b>
<b>Current Vulnerability</b>	
Dam and Levee Failure	Remained the Same
Drought	Remained the Same
Earthquake	Remained the Same
Flood (Riverine, Urban, Shoreline)	Increased
Severe Weather (Extreme Heat, Lightning, Hail, Fog, High Winds)	Increased
Severe Winter Weather (Ice Storms, Heavy Snow, Blizzards, Extreme Cold)	Remained the Same
Tornado	Remained the Same
Wildfire (Wildfire Smoke)	Not Applicable

<b>Hazard</b>	<b>Vulnerability</b>
<b>Future Vulnerability</b>	
Dam and Levee Failure	Not Applicable
Drought	Unknown
Earthquake	Unknown
Flood (Riverine, Urban, Shoreline)	Not Applicable
Severe Weather (Extreme Heat, Lightning, Hail, Fog, High Winds)	Increase
Severe Winter Weather (Ice Storms, Heavy Snow, Blizzards, Extreme Cold)	Increase
Tornado	No Change is Anticipated
Wildfire (Wildfire Smoke)	Not Applicable

<sup>6</sup> <https://www.cookcountyemergencymanagement.org/hmp>

**Jurisdiction-Specific Changes (or Expected Changes) in Development Trends in Hazard-Prone Areas <sup>7</sup>**

The tables below outline if development, as assessed by the local planning team, over the past five (5) years (Current Vulnerability) has increased or decreased the jurisdiction's vulnerability/exposure, and thereby the potential impacts, to these natural hazards, and the anticipated effects changes in development may have on the future probability of occurrence and impacts (Future Vulnerability) from these natural hazards.

**Changes in Development Trends in Cicero**

Hazard	Vulnerability
<b>Current Vulnerability</b>	
Dam and Levee Failure	Not Applicable
Drought	Not Applicable
Earthquake	Not Applicable
Flood (Riverine, Urban, Shoreline)	Increased
Severe Weather (Extreme Heat, Lightning, Hail, Fog, High Winds)	Increased
Severe Winter Weather (Ice Storms, Heavy Snow, Blizzards, Extreme Cold)	Increased
Tornado	Increased
Wildfire (Wildfire Smoke)	Not Applicable

Hazard	Vulnerability
<b>Future Vulnerability</b>	
Dam and Levee Failure	Not Applicable
Drought	Not Applicable
Earthquake	Not Applicable
Flood (Riverine, Urban, Shoreline)	Not Applicable
Severe Weather (Extreme Heat, Lightning, Hail, Fog, High Winds)	Not Applicable
Severe Winter Weather (Ice Storms, Heavy Snow, Blizzards, Extreme Cold)	Not Applicable
Tornado	Not Applicable
Wildfire (Wildfire Smoke)	Not Applicable

<sup>7</sup> <https://www.cookcountyemergencymanagement.org/hmp>

### **Mitigation Priorities**

According to the Urban Flooding Awareness Act, Urban flooding is defined as “the inundation of property in a built environment, particularly in more densely populated areas, caused by rainfall overwhelming the capacity of drainage systems, such as storm sewers.”<sup>8</sup>

Flooding and severe weather are the top 2 highest hazards identified in the MJ-HMP. The MJ-HMP for Cicero also identified numerous flood-related projects that can address urban flooding as seen in the below table.

#### **MJ-HMP Flood-Related Projects (Cicero)**

	<b>Project</b>	<b>Cost</b>	<b>Priority</b>	<b>Benefit/Impact</b>
1	Retrofit/Relocate Structures in hazard-prone areas	High	Medium	High
2	Support countywide actions identified in HMP	Low	Medium	Medium
3	Participate in plan maintenance strategies identified in HMP	Low	Medium	Medium
4	Participate in incentive-based programs such as Community Rating System, Tree City, USA, and StormReady	Low	Medium	Medium
5	Maintain good standing under the NFIP by implementing programs that meet or exceed minimum NFIP requirements.	Low	Medium	Medium
6	Implement a program to record high water marks following high-water events.	Medium	Medium	Medium
7	<i>Integrate HMP into other plans, programs, or resources that dictate land use or redevelopment.</i>	<i>Low</i>	<i>Medium</i>	<i>Medium</i>
8	Separate the combined stormwater/sewer system	High	Medium	High
10	<i>Develop and implement a Capital Improvements Program (CIP) to increase the Town's regulatory, financial, and technical capability to implement mitigation actions.</i>	<i>High</i>	<i>Medium</i>	<i>High</i>
11	Create and implement a public awareness and education program for the large homeless population to increase their knowledge of when and how to seek shelter from a disaster.	Low	High	High
12	<i>Implement Cicero Green Infrastructure Project</i>	<i>Medium</i>	<i>Medium</i>	<i>Medium</i>
13	<i>Underground Stormwater Management</i>	<i>High</i>	<i>High</i>	<i>High</i>
14	<i>Flood storage and conveyance improvements</i>	<i>High</i>	<i>High</i>	<i>High</i>

<sup>8</sup> <https://dnr.illinois.gov/waterresources/urbanfloodingawareness.html>

## **HOUSING MARKET ANALYSIS**

The purpose of providing an analysis of Cicero's housing market is to provide Cook County with information pertinent to the Town of Cicero when they develop the County's 5-Year Consolidated Plan. According to the 2020 U.S. Census, the current population of the Town of Cicero is 85,268, an increase of 4% based on 2010 figures of 81,716. The geographic area of Cicero is approximately 6.2 square miles for a population density of 13,753 per square mile. The rapid increase in the population can be attributed to the growth of the minority population, which today makes up over 92% of the total population. Of this, 87% of the minority population is Latino.

The 2020 U.S. Census reported Cicero to have 26,958 housing units and 94% of these were built prior to 1990. Most of these units are single-family dwellings and multiple unit buildings of up to four stories tall. The median age of the population in Cicero increased from 27.6 years of age to 33.5 years of age which is significantly younger compared with Suburban Cook County's (SCC) median age of 38.4 years of age. As indicated by the 2020 Census, 17.7% of the population in Cicero is considered to be at or below the Poverty Level, which compares unfavorably to the 13.8% of the population at or below the poverty level for SCC. Furthermore, the Median Family Income (MFI) of the Cook County area is \$80,579, while the Median Family Income in Cicero is \$68,548. The per capita income in Cicero is \$25,485, which is 54% of the per capita income of \$47,801 for SCC. According to the U.S. Department of Labor (DOL) figures, as of April, 2025 the unemployment rate for Cicero was calculated at 5.6%, which was higher than the national unemployment rate of 4.2%.

In regard to the current socioeconomic situation in Cicero, 96% of the minority population is made up of Latinos who, as can be seen by income figures, are mostly low and moderate-income individuals. Based on these current needs, the Town's focus this fiscal year will continue to address housing stock maintenance, infrastructure rehabilitation, revitalization of manufacturing districts as well as renewal of business districts, and the problems associated with overcrowding. In addition, the Town continues to reach out to low and very low-income residents, particularly to the growing minority segment of this population.

Aside from its residents, the Town of Cicero's greatest asset is its housing stock. Efforts continue to bring all of Cicero's housing up to minimum code requirements to provide decent, safe and sanitary living conditions for all residents. As a result, the Town of Cicero's Department of Housing offers housing programs to meet these needs. As was previously mentioned, the majority of Cicero's housing stock (96%) was built prior to 1980 and is assumed to contain lead-based paint hazards to some extent. Because of this, the Town implemented Lead-Based Paint Hazard Reduction efforts in all its programs. This includes the elimination of lead-based paint hazards during rehabilitation and homeowner education on identification of lead hazards and how to protect their families through proper maintenance, housekeeping and nutrition.

The following charts provide information regarding Cook County owner/renter housing information as well as the Town of Cicero's owner/renter housing information. These charts were compiled from data from the Comprehensive Housing Affordability Strategy (CHAS) from HUD's website. These are the most up-to-date figures from the years 2017-2021.

**A. Cook County Owner/Renter Housing Information**

**Displaying data for Cook County, Illinois**  
**Year Selected: 2017-2021 ACS**

<b>Income Distribution Overview</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household Income <= 30% HAMFI	107,155	238,015	345,170
Household Income >30% to <=50% HAMFI	111,605	145,065	256,670
Household Income >50% to <=80% HAMFI	175,125	160,005	335,130
Household Income >80% to <=100% HAMFI	117,360	78,855	196,215
Household Income >100% HAMFI	663,900	247,575	911,475
Total	1,175,145	869,515	2,044,660
<b>Housing Problems Overview <sup>1</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household has at least 1 of 4 Housing Problems	334,005	400,630	734,635
Household has none of 4 Housing Problems OR cost burden not available, no other problems	841,140	468,885	1,310,025
Total	1,175,145	869,515	2,044,660
<b>Severe Housing Problems Overview <sup>2</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household has at least 1 of 4 Severe Housing Problems	167,990	235,780	403,770
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	1,007,155	633,735	1,640,890
Total	1,175,145	869,515	2,044,660
<b>Housing Cost Burden Overview <sup>3</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>

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Cost Burden <=30%	852,160	467,275	1,319,435
Cost Burden >30% to <=50%	170,075	175,735	345,810
Cost Burden >50%	142,050	197,570	339,620
Cost Burden not available	10,860	28,945	39,805
<b>Total</b>	<b>1,175,145</b>	<b>869,515</b>	<b>2,044,660</b>

<b>Income by Housing Problems (Owners and Renters)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	266,545	78,625	345,170
Household Income >30% to <=50% HAMFI	188,725	67,945	256,670
Household Income >50% to <=80% HAMFI	146,845	188,280	335,130
Household Income >80% to <=100% HAMFI	50,625	145,590	196,215
Household Income >100% HAMFI	81,895	829,580	911,475
<b>Total</b>	<b>734,635</b>	<b>1,310,025</b>	<b>2,044,660</b>

<b>Income by Housing Problems (Renters only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	178,585	59,430	238,015
Household Income >30% to <=50% HAMFI	115,925	29,140	145,065
Household Income >50% to <=80% HAMFI	68,855	91,145	160,005
Household Income >80% to <=100% HAMFI	16,960	61,895	78,855
Household Income >100% HAMFI	20,305	227,270	247,575
<b>Total</b>	<b>400,630</b>	<b>468,885</b>	<b>869,515</b>

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<b>Income by Housing Problems (Owners only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	87,960	19,195	107,155
Household Income >30% to <=50% HAMFI	72,800	38,805	111,605
Household Income >50% to <=80% HAMFI	77,990	97,135	175,125
Household Income >80% to <=100% HAMFI	33,665	83,695	117,360
Household Income >100% HAMFI	61,590	602,310	663,900
Total	334,005	841,140	1,175,145

<b>Income by Cost Burden (Owners and Renters)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	262,720	217,035	345,170
Household Income >30% to <=50% HAMFI	183,320	77,560	256,670
Household Income >50% to <=80% HAMFI	134,345	31,485	335,130
Household Income >80% to <=100% HAMFI	43,680	6,785	196,215
Household Income >100% HAMFI	61,345	6,745	911,475
Total	685,410	339,620	2,044,660

<b>Income by Cost Burden (Renters only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	175,385	146,045	238,015
Household Income >30% to <=50% HAMFI	112,365	40,365	145,065
Household Income >50% to <=80% HAMFI	60,485	9,140	160,005
Household Income >80% to <=100% HAMFI	13,190	1,170	78,855

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Household Income >100% HAMFI	11,880	850	247,575
Total	373,305	197,570	869,515

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<b>Income by Cost Burden (Owners only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	87,335	70,990	107,155
Household Income >30% to <=50% HAMFI	70,960	37,195	111,605
Household Income >50% to <=80% HAMFI	73,865	22,350	175,125
Household Income >80% to <=100% HAMFI	30,495	5,615	117,360
Household Income >100% HAMFI	49,470	5,900	663,900
Total	312,125	142,050	1,175,145

**B. Cicero Owner/Renter Housing Information**

**Displaying data for Cicero town, Illinois**  
**Year Selected: 2017-2021 ACS**

<b>Income Distribution Overview</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household Income <= 30% HAMFI	1,070	2,970	4,040
Household Income >30% to <=50% HAMFI	1,885	2,910	4,795
Household Income >50% to <=80% HAMFI	3,680	2,445	6,125
Household Income >80% to <=100% HAMFI	1,605	1,235	2,840
Household Income >100% HAMFI	4,610	1,500	6,110
<b>Total</b>	<b>12,855</b>	<b>11,060</b>	<b>23,915</b>
<b>Housing Problems Overview <sup>1</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household has at least 1 of 4 Housing Problems	4,295	5,100	9,395
Household has none of 4 Housing Problems OR cost burden not available, no other problems	8,555	5,965	14,520
<b>Total</b>	<b>12,855</b>	<b>11,060</b>	<b>23,915</b>
<b>Severe Housing Problems Overview <sup>2</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Household has at least 1 of 4 Severe Housing Problems	2,155	2,810	4,965
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	10,695	8,255	18,950
<b>Total</b>	<b>12,855</b>	<b>11,060</b>	<b>23,915</b>
<b>Housing Cost Burden Overview <sup>3</sup></b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>

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Cost Burden <=30%	9,175	6,255	15,430
Cost Burden >30% to <=50%	2,280	2,520	4,800
Cost Burden >50%	1,310	1,920	3,230
Cost Burden not available	80	365	445
<b>Total</b>	<b>12,855</b>	<b>11,060</b>	<b>23,915</b>

<b>Income by Housing Problems (Owners and Renters)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	3,125	920	4,040
Household Income >30% to <=50% HAMFI	3,530	1,270	4,795
Household Income >50% to <=80% HAMFI	1,820	4,300	6,125
Household Income >80% to <=100% HAMFI	390	2,450	2,840
Household Income >100% HAMFI	520	5,590	6,110
<b>Total</b>	<b>9,395</b>	<b>14,520</b>	<b>23,915</b>

<b>Income by Housing Problems (Renters only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	2,240	735	2,970
Household Income >30% to <=50% HAMFI	2,130	780	2,910
Household Income >50% to <=80% HAMFI	590	1,855	2,445
Household Income >80% to <=100% HAMFI	70	1,165	1,235
Household Income >100% HAMFI	65	1,435	1,500
<b>Total</b>	<b>5,100</b>	<b>5,965</b>	<b>11,060</b>

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<b>Income by Housing Problems (Owners only)</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Household Income <= 30% HAMFI	885	185	1,070
Household Income >30% to <=50% HAMFI	1,400	490	1,885
Household Income >50% to <=80% HAMFI	1,230	2,445	3,680
Household Income >80% to <=100% HAMFI	320	1,285	1,605
Household Income >100% HAMFI	455	4,155	4,610
Total	4,295	8,555	12,855

<b>Income by Cost Burden (Owners and Renters)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	3,065	2,220	4,040
Household Income >30% to <=50% HAMFI	3,230	845	4,795
Household Income >50% to <=80% HAMFI	1,410	140	6,125
Household Income >80% to <=100% HAMFI	170	25	2,840
Household Income >100% HAMFI	160	0	6,110
Total	8,035	3,230	23,915

<b>Income by Cost Burden (Renters only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	2,210	1,690	2,970
Household Income >30% to <=50% HAMFI	1,900	230	2,910
Household Income >50% to <=80% HAMFI	330	0	2,445
Household Income >80% to <=100% HAMFI	0	0	1,235

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Household Income >100% HAMFI	0	0	1,500
Total	4,440	1,920	11,060

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<b>Income by Cost Burden (Owners only)</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	855	530	1,070
Household Income >30% to <=50% HAMFI	1,325	615	1,885
Household Income >50% to <=80% HAMFI	1,080	140	3,680
Household Income >80% to <=100% HAMFI	170	25	1,605
Household Income >100% HAMFI	160	0	4,610
Total	3,590	1,310	12,855

### **Broadband Analysis**

The Town of Cicero has a variety of broadband internet options available to residents. According to the 2020 Census, 88.8% of all households in Cicero have some sort of an internet subscription. Here's a breakdown of the main providers and their service types:

Most Widely Available & Popular:

- Xfinity: Covers almost the entire town (99.6%) with a cable connection. It offers speeds up to 2 Gbps and is considered a robust and reliable option, especially for households with multiple users or high streaming/gaming needs. Xfinity also offers affordable plans, starting at \$30 per month. They have a local store located at 2942 S Cicero Ave Unit A.
- AT&T: Offers widespread coverage (96.6%) through IPBB and 5G connections. While their maximum speed is 100 Mbps, it's a dependable option for various needs. AT&T plans start at \$42/mo or \$60/mo depending on the specific plan chosen. They have a store at 2942 S Cicero Ave.

Other Providers and Connection Types:

- Satellite: Viasat and HughesNet offer satellite internet with 100% availability in Cicero. Satellite is ideal for rural areas but can have high latency.
- 5G Home Internet: T-Mobile Home Internet (55% available) and Verizon Home Internet (43.3% available) provide wireless internet access.
- Fiber: While limited in coverage (2.6%), AT&T Fiber offers speeds up to 5 Gbps, making it the fastest option in Cicero. Everywhere Wireless also offers fiber internet with 99% availability.
- DSL: AT&T is a major provider of DSL internet, serving almost all of Cicero.
- Fixed Wireless: XNET Wi-Fi (18.9% available) and ConVergence Technologies, Inc. (84% available) offer fixed wireless internet.

### **Housing and Homeless Needs Assessment**

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

##### **Homelessness**

One major responsibility of any locality is to ensure the health, welfare and safety of its residents. Planning is essential to coordinate the use of all available resources to aid in the eradication of homelessness in Suburban Cook County. A Homeless person is a person who lacks a fixed, regular, and adequate nighttime residence. To be considered or qualify as a Homeless person, an individual or family must be 1) Literally homeless; 2) At imminent risk of homelessness; 3) Homeless under other federal statutes; and 4) Fleeing/attempting to flee domestic violence. There are limited emergency shelters, transitional housing facilities, safe havens and permanent supportive housing units in suburban Cook

County to help aid homeless persons. The primary purpose for an Emergency Shelter is to provide temporary shelter for a homeless person or family/household. Transitional Housing programs provide people experiencing homelessness a place to stay combined with supportive services for up to 24 months. Permanent Supportive Housing (PSH) provides housing (project and tenant based) and supportive services on a long term basis to formerly homeless people. HUD McKinney Vento funded programs require that the clients have a disability for program eligibility, and therefore, the majority of homeless persons in PSH have disabilities.

The most recent Point in time or PIT Survey for the Homeless population taken in Suburban Cook County was conducted on January 31, 2024. A total of 1,188 homeless persons were counted on that date. This is 132 more than last count's total of 1,096. From the 1,188 total homeless persons, almost all were housed in emergency shelters, transitional shelters, permanent supportive housing, or safe havens. Only a total of 114 homeless persons were counted as unsheltered, according to the PIT Survey. 210 homeless persons were recorded as 'chronically homeless'. Any homeless persons with disabilities are housed in PSH.

According to the PIT Survey, a total of 36 Households of homeless persons are Veterans. 627 persons were in Households with children. There are 191 homeless persons reported to have a serious mental illness, and 60 are reported to have suffered or suffer from substance use disorder. There are 12 adult homeless persons reported to have HIV/AIDS, and 173 adult homeless persons are reported to be survivors of domestic violence.

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

92% of the data for the homeless count is taken from the point in time homeless count or PIT Count, and 8% is taken from shelter surveys. The PIT Homeless Count, which includes both sheltered and unsheltered homeless populations, is taken on one (1) single night usually during the last week of January and is conducted biennially. The process is mandated by HUD and is used as a data source in the Annual Homeless Assessment Report to Congress. The PIT count for Suburban Cook County was taken on January 31, 2024.

#### **Sheltered Homeless Count**

The Continuum of Care has identified an inventory of homeless housing providers that are made up of emergency shelters, transitional shelters, safe havens, permanent supporting housing, rapid re-housing, and other permanent housing. For this report, only the data from transitional housing, emergency shelters and permanent supporting housing taken from the PIT Count, was used.

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<b>NA-40 Homeless Needs Assessment</b>						
Population	persons experiencing homelessness on given night		persons experiencing homelessness each year	persons becoming homeless each year	existing homelessness each year	days persons experience homelessness (ES-SH)
	Sheltered*	Unsheltered*				
Persons in Hhs with Adult(s) and Child(ren)	420	2	1753	1262	737	112.6
Persons in Hhs with Only Children	2	0	70	36	35	20.9
Persons in Hhs with Only Adults	366	112	3575	1103	595	112.6
Chronically Homeless Individuals (at entry)	122	47	543	NA	117	144
Chronically Homeless Families	NA	NA	NA	NA	NA	NA
Veterans	29	7	249	31	157	94.6
Unaccompanied Child	MA	NA	NA	NA	NA	NA
Persons with HIV	6	1	33	NA	9	NA
<i>*Source: 2024 Point-in-time Count--sheltered count includes TH</i>						
<i>Estimates based on Oct 2023-Sept 2024 data--homelessness counts do not include TH</i>						

<b>MA-30 Facilities Targeted to Homeless Persons</b>					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Beds (Current & New)	Seasonal /Overflow Beds	Current & New	Current & New	Under development
Households with Adult(s) and Child(ren)	410	207	274	478	0
Households with Only Adults	386	0	98	1173	0
Chronically Homeless Households	0	0	0	2411	0
Veterans	0	0	0	760	0
Unaccompanied Youth	5	0	0	0	0

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

### **Homeless Demographic Data and Subpopulations**

The Cook County's Continuum of Care Homeless Count taken on January 31, 2024, produced some of the most accurate data to date. This is primarily due thanks to participation of community partners and a more focused methodology of the Count Coordinators. As previously stated, 92% of the data for the Homeless Count is taken from the point in time homeless count (PIT), and 8% is taken from Shelter Surveys. The PIT Count includes the data from both sheltered and unsheltered persons. A total of 1,188 Homeless persons were counted, and from the 1,188 homeless persons, almost all were sheltered. A total of 36 homeless households were veterans. There were 191 adult homeless persons reported to have a Serious Mental Illness and 60 adult homeless persons have suffered or suffer from Substance Use Disorder, which is also known as Drug Use Disorder. This means that the homeless person is

suffering from a medical condition in which the use of 1 or more substances leads to a clinically significant impairment or distress. Also, a total of 12 adult homeless persons were reported to have HIV/AIDS, and 173 adult homeless persons were Survivors of Domestic Violence. Out of the 1,188 homeless persons counted, there were 627 person were in Households that were considered households or families with at least 1 child.

It is estimated that the total number counted is less than actual number of homeless persons out there in the streets. This could be due to the unique characteristics of Suburban Cook County. Suburban Cook County is made up of vast urban, residential and rural areas. Some undeveloped areas such as forest preserve become “Camp grounds” of sorts for homeless persons and could create a very dangerous atmosphere for count volunteers without the escort of law enforcement.

The McKinney-Vento homeless Assistance Program refers to a set of federal programs that were created by the McKinney-Vento Homeless Assistance Act. Those programs administered by HUD are The Emergency Solutions Grant or ESG and the Continuum of Care or CoC. The McKinney-Vento programs provide outreach, shelter, transitional housing, supportive services, short- and medium-term rent subsidies, and permanent housing for people experiencing homelessness and in some cases for people at risk of homelessness. Funding is distributed by formula to jurisdictions for the Emergency Solutions Grants (ESG) program, and competitively for the Continuum of Care (CoC) process. HUD requires that the clients have a disability for McKinney–Vento funded programs in order to be eligible, so the majority of homeless persons in Permanent Supportive Housing have disabilities.

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

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

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

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

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

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

As indicated above, the results of the Cook County Point Time survey conducted January 31, 2024 indicated that 1,074 persons were considered homeless, but sheltered that evening. An additional 114 persons were counted on the street as being homeless and unsheltered, for a total of 1,188 homeless persons in suburban Cook County on that date.

Of these 1,188 persons, 210 persons were identified as 'chronically homeless' per the definition of the U.S. Department of Housing and Urban Development (HUD). These 210 chronically homeless persons represent a small percentage of the Continuum's total homeless population. Over half of the identified chronically homeless population in suburban Cook County were seeking shelter and services through the Emergency Shelter system, while the rest were housed in Safe Havens. While only 114 persons of the unsheltered homeless population were identified by survey as being chronically homeless, it is believed by the Continuum that many more unsheltered persons went uncounted, and that a much larger proportion of that population most likely can be described as chronically homeless.

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

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

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

The overwhelming majority of Emergency Shelter beds are seasonal only, generally available from October through April each year, and closed during the warmer months. These beds are offered at faith community sites, generally on a rotating basis from night to night. The majority of original Emergency

Shelter beds on the night of the point prevalence survey were denoted as being occupied by individuals, while families with children occupied very few beds. These shelters do provide a variety of supportive services, but many of their clients, especially those who are chronically homeless, require intensity and duration of services that is generally beyond what is currently available in order to succeed in a permanent housing setting.

Transitional Housing programs offer housing and supportive services for homeless persons from 6 to 24 months. Most of the established Transitional Housing programs are targeted to families with children, many specifically for women and their children. While many Transitional Housing clients successfully attain permanent housing, after 24 months their program assistance ends, and the clients generally must seek their own means and methods for sustaining their housing situation. For individuals with the disabling conditions associated with chronic homelessness, Transitional Housing often is not the most effective option.

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

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

The Alliance to End Homelessness in Suburban Cook County is the lead agency for the Cook County Continuum of Care (IL-511) and is responsible for leading a coordinated response to prevent and end homelessness across all 130 Cook County suburbs located outside the city of Chicago. Our homelessness response system aims to prevent homelessness whenever possible, provide emergency shelter for those in crisis with nowhere to go, and to quickly connect people with the housing and services they need to thrive. On any given night in suburban Cook County, 1,188 people are experiencing homelessness and seeking shelter in emergency shelters or sleeping outside.

Last year, 14,882 people received housing and stability services from the homelessness response system led by the Alliance. The individuals we serve face various barriers to safe and stable housing. These barriers include poverty, discrimination, previous eviction and arrest records, and the lack of affordable housing options. Approximately 31% of the individuals served by our homeless response system identify as having a disability, 10% of the individuals served are adults aged 62 or older, and families with minor children represent 45% of the individuals served.

Approximately 85% of the individuals receiving housing and services within our homelessness response system identify as BILPOC (Black, Indigenous, Latin X, or Person of Color). This is compared to only 41% of the general population of suburban Cook County. People who identify as Black or African American represent 64% of those experiencing homelessness, while only making up 16% of the overall population.

Our latest systems-level strategic plan focuses on four major areas to better serve people experiencing homelessness and those at risk of homelessness in suburban Cook County; 1) homeless prevention and diversion – keeping people out of the homeless services system by providing less intensive interventions before they experience a housing crisis, 2) providing crisis housing that quickly connects households experience homelessness with a pathway to housing, 3) expanding options for permanent, safe and stable housing and 4) providing the infrastructure to drive change and lead data-informed decision-making.

Two core functions of the Alliance are to provide oversight and management of Coordinated Entry (CE) and the Homeless Management Information System (HMIS). Oversight of CE includes standardizing and expediting how individuals experiencing homelessness get connected with a housing intervention that meets their needs such as homelessness prevention, shelter diversion, street outreach to people experiencing unsheltered homelessness, and permanent housing placements. Oversight of HMIS includes supporting over 150 users, user training, data quality monitoring, required reporting to local/state/federal entities, and providing technical assistance to CoC partner agencies.

### **Homelessness Prevention**

The Alliance leads a suburban-wide strategy to provide homelessness prevention assistance to households at imminent risk of homelessness. Households access homeless prevention assistance via the Suburban Cook County Call Center (877-426-6515). When a household calls the Call Center, they are asked standardized assessment questions to determine imminent risk of homelessness and housing needs, and then are referred to one of 14 nonprofit agencies located across suburban Cook County that provide homelessness prevention assistance. The agency works directly with the household to determine which source of funding best meets their needs and works with the household and landlord. The primary source of funding for homeless prevention and assistance in suburban Cook County is the IDHS Homeless Prevention Program. This program is designed to serve households that have experienced a temporary economic hardship, are at imminent risk of homelessness, and will be able to pay their rent going forward after receiving onetime assistance. Assistance includes case management, conflict mediation, and/or payment of rent arrears, mortgage arrears, utility arrears, or security deposit. This past year there were 720 households in suburban Cook County provided with IDHS Homeless Prevention assistance.

The Call Center receives an average of 2,100 calls a month, and not all households who are eligible for homeless prevention assistance are able to be connected due to limited staff capacity and funding

assistance. The Alliance, along with partners across the state of Illinois, will continue to advocate for increased IDHS Homeless Prevention assistance to ensure that all households who are eligible for the IDHS Homeless Prevention program are able to be connected with resources to remain stably housed.

### **Shelter Diversion**

Shelter diversion services are provided to households who are seeking emergency shelter within the next 48 hours. Shelter diversion services provide targeted assistance to help households quickly resolve their housing crisis and avoid entering shelter, whenever safe and possible. These services focus on stabilizing individuals and families through mediation, financial support, and resource navigation. Households access diversion services via the Suburban Cook County Call Center (877-426-6515), emergency shelters, and street outreach services. Households are asked standardized assessment questions to determine housing crisis and needs, and trained case management staff facilitate a housing-focused, problem-solving conversation to identify alternatives to entering shelter, when possible. There are 9 agencies across suburban Cook County that provide shelter diversion services. In 2024, 2,770 households received shelter diversion services and 48% were able to be connected to an alternative housing solution and did not have to enter emergency shelter.

One of the most critical services offered through diversion is mediation between the household and potential hosts, such as family or friends. Some households in crisis have support people willing to take them in, but face obstacles such as past conflicts, limited space, or financial strain. Diversion Case Managers work with both the household and their family or friends to resolve conflicts, set clear expectations, and ensure that the placement is stable. In cases where finances are the primary barrier, Diversion agencies are able to use United Way Flexible Funds for shared household expenses, such as groceries or utilities, to reduce the financial burden on the host family. Another common challenge is that a household may have a support system willing to take them in, but that family member or friend lives in another part of Illinois or out of state. Transportation costs often prevent households from reaching safe and stable housing opportunities. To address this, diversion agencies use United Way Flexible funds to cover travel expenses, assisting households in reuniting with their support networks. Beyond mediation, other frequently requested non-financial support includes help finding affordable housing, accessing food pantries or clothing donations, applying for public benefits, and seeking employment or education opportunities. Many clients face barriers such as limited documentation, language barriers, or lack of internet access, making it difficult to apply for assistance independently. Our Diversion staff work one-on-one with households to navigate these processes and connect them with necessary resources. Lack of funding to support and sustain staff positions dedicated to providing Diversion services continues to be a challenge. This year we did receive some additional funding from the State of Illinois to support at least one staff position at Diversion partner agencies in the South region, increasing our ability to provide timely support and referrals.

In addition to securing temporary housing with family or friends, some of the most requested types of financial assistance are for essential household expenses and transportation costs. In Suburban Cook

County, where public transportation options are limited, many households rely on personal vehicles to maintain employment. Car repairs and lack of gas money can jeopardize job stability, leading to a cycle of financial insecurity. To address this, Diversion agencies use United Way Flexible Funds to provide transportation assistance, including gas cards, car repairs, and other supports that helps individuals maintain employment and access necessary services.

Recognizing the critical needs faced by the households that we serve, the Diversion Workgroup implemented new strategies in 2024, including creating a Diversion and Rapid Resolution Manual to standardize best practices across Diversion programs. Additionally, we increased collaboration between Diversion partners, shelter staff and Street Outreach staff to ensure smoother coordination of services for households unable to be diverted. This year, all 9 Diversion partners met in person for the first-ever Diversion Retreat within our CoC for training and peer support.

### **Street Outreach**

A coordinated, comprehensive street outreach program is a crucial component of the strategy to prevent and end homelessness in suburban Cook County. Our most recent Point in Time Count Data show that at least 114 people are experiencing unsheltered homelessness on any given night across suburban Cook County. Over the course of the last year (1/1/24 – 12/31/24), there were 3,041 unique individuals that engaged with a Street Outreach staff person at least once.

The population served by street outreach services includes individuals and families staying in places not meant for habitation like a car, park, public transportation, or abandoned buildings. Individuals and families get access to street outreach services by directly engaging with a street outreach staff person or visiting a drop-in center. Street outreach staff canvas their region and known hot spots such as parks, libraries, tent encampments, bus/train stations, and other locations where individuals may be staying. Street outreach staff build trust and provide basic need items and work collaboratively to identify housing options.

In spring 2024, Suburban Cook County was selected by the State of Illinois to participate in a 100 Day Challenge on Unsheltered Homelessness. This was part of a national initiative led by the nonprofit organization RE!NSTITUTE that provides a structured method for state-wide impact, cross-community networking and learning, and broad system insights that can help inform statewide housing and homelessness policy.

A team of 15 frontline staff met every week with hyper-focus on setting and measuring clear goals. Alliance staff served as “sponsors” for the team and helped to coordinate and lead action planning. The team included Street Outreach staff employed at agencies from across suburban Cook County, staff from Cook County Health and Department of Public Health, Metra, Hines VA Hospital, and local government.

Our team met or exceeded our ambitious goals – over 100 days, 123 individuals experiencing unsheltered homelessness moved into housing. This far exceeded our goal of 88 individuals. In the 4 previous 100 days, our community housed 44 individuals experiencing unsheltered homelessness. During the 100 Day Challenge, of those housed, 30% were age 55 or older. Our goal was 30% and we intentionally tracked this metric to ensure equitable rates of housing placements for older adults. Additionally, during the 100 Day Challenge, 333 individuals were connected to shelter. This far exceeded our goal of 167 individuals.

Other key accomplishments of the 100 Day Challenge include:

- “Yes to the Address” events to expedite the housing search process and provide landlords with information on the benefits of partnership, including: filling vacant units, ongoing rental assistance, wraparound services, and dedicated staff committed to keeping individuals securely housed in a place to call home.
- Increased collaboration, resource sharing, and referral processes between Street Outreach staff, emergency shelter agencies, Metra Police Department, Cook County Health & Public Health, and community partners that create shared understanding about the services available for people experiencing unsheltered homelessness.
- Identifying encampments, new reporting techniques, and increased buy-in from frontline staff regarding data entry all led to more accurate and transparent data sharing that will inform our understanding of the number of people experiencing unsheltered homelessness and our advocacy for increased resources to meet the need.

Increasing street outreach capacity is a major need across our region - suburban Cook County covers 573 square miles, yet there are less than 10 full-time staff dedicated to providing street outreach services. Increased street outreach staffing is needed to work directly with individuals who are staying outside to build trust, provide basic need items, and work collaboratively to identify housing options. Additional street outreach staff is needed to be able to work directly with hospitals, police, local government, and public transit to be able to respond when individuals are identified as staying outside, in their car, or other places not meant for habitation.

### **Emergency Shelter**

Providing emergency shelter is a critical component of our CoC’s homeless response system. At the beginning of the pandemic, our CoC lost a critical mass of emergency shelter beds. Our emergency shelter capacity relied on donated space in places of worship that rotated on different nights of the week. When this model was no longer available because of public health concerns for volunteers and shelter guests, our community lost 70% of our available shelter beds.

In response, CoC partner agencies quickly transitioned to set up agreements with hotels to provide hotel-based shelter operations. CoC partner agencies have continued to serve nearly 700 guests every night in hotel-based emergency shelter with the operations and services supported by time-limited

pandemic funding. The successes and lessons learned from providing non-congregate shelter serve as proof that it is possible to reimagine our crisis response to homelessness and that it is possible to rebuild and sustain a more resilient emergency shelter infrastructure in suburban Cook County.

The Alliance engaged a national consulting firm specializing in homelessness response systems to scope our community's need for crisis housing interventions. Based on that analysis, we found that suburban Cook County needs 650 units of shelter to provide immediate safety to those experiencing homelessness. 5 The Alliance continues to consult and advocate with local, County, and State government about the eligible uses of one-time pandemic funding available for capital, and the need for on-going operations and services, to be able to build and maintain a stronger, more resilient emergency shelter response.

### **Permanent Housing**

The Alliance is responsible for coordinating an annual funding competition for approximately \$27.5 million in HUD Continuum of Care Program funding. This funding supports 45 housing programs for people experiencing homelessness across suburban Cook County. The types of housing programs supported by CoC funding include Permanent Supportive Housing, Rapid Re-Housing, Transitional Housing and Joint Transitional Housing and Rapid Re-Housing. All of these housing interventions include medium-term to long-term rental assistance and intensive supportive services to ensure that households experiencing homelessness are connected with the holistic services needed for stable housing.

Our community competes against other Continuum of Care across the country for CoC funding. HUD strategically allocates funding to communities that are more effective at preventing and ending homelessness. Highly effective communities receive funding to support existing housing programs and may receive "bonus" funding to start new housing programs. The Alliance has had tremendous success over the past five years in securing additional HUD CoC funding for housing programs that serve youth and young adults (18 to 24), people fleeing domestic violence, and individuals experiencing chronic homelessness. Since 2020, the portfolio of CoC-funded housing programs has grown from 30 housing programs and \$13 million, to 45 housing programs and \$27.5 million.

The Alliance is working to leverage other resources in the community including public housing authority resources to help better meet the need for permanent supportive housing. The Housing Authority of Cook County (HACC) received an influx of housing vouchers through the American Rescue Plan Act that were designated for households identified by our Coordinated Entry system who are experiencing homelessness or who have recently experienced homelessness and are at-risk of future housing instability. The implementation phase began in 2022 and the Alliance has worked closely with HACC to connect 302 households experiencing homelessness with all of the available Emergency Housing Vouchers.

We are one of 105 communities participating in the Built for Zero movement led by Community Solutions. Through this movement, we have seen 14 communities functionally end homelessness for specific populations. Reaching “functional zero” is a milestone, which must be sustained, that indicates a community has measurably solved homelessness for a population. In the next five years, the Alliance is poised to continue to measurably reduce homelessness and continue towards functional zero for veterans, families, young adults ages 18 to 24, and individuals experiencing chronic homelessness. We are at the crux of incredible one-time funding opportunities from the American Rescue Plan Act, a historic investment from the State of Illinois, and increased political and community will that is needed to collectively address barriers to housing. The Alliance is building on that momentum, expanding our reach, and sharing our collective vision to donors, corporate partners, and social impact investors that are needed to bring to scale the innovative housing interventions to achieve and maintain functional zero.

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

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

<b>EMERGENCY SHELTER PROGRAMS</b>						
<b>ES Program Provider Name</b>	<b>CoC Region (CBSA)</b>	<b>Beds for Households W/Children</b>	<b>Units for Households W/Children</b>	<b>Beds for Households W/O Children</b>	<b>Total Year- Round Beds</b>	<b>Point-in-Time Homeless Count</b>
B.E.D.S. Plus Care, Inc.	West	4	11	1	12	12
B.E.D.S. Plus Care, Inc.	West	0	0	0	0	136
Bethel Family Resource Center	South	52	11	12	64	27
Catholic Charities	All				0	2
Connections for the Homeless	North	5	20		20	17
Connections for the Homeless	North	2	4	55	59	50
Crisis Center for South Suburbia	South	25	1	10	35	26
Family Promise North Shore	North	14	4		14	2
Housing Forward/PADS	West	0	0	0	0	19
Housing Forward	West	9	2	0	9	7
Housing Forward	West	0		5	5	4
Housing Forward	West	8	3	56	64	46
Housing Forward	West	0		18	18	19
Housing Forward	West	13	3		13	3
Interfaith Action of Evanston	North				0	22
Journeys/The Road Home	North				0	137
Pillars Community Health	West	16	4	2	18	6
Respond Now	South	4	1	15	19	19
South Suburban PADS	South	0	0	0	0	118
The Harbour Inc.	North	0	0	5	10	3
Way Back Inn	West			6	6	0
Wings Program Inc.	North	30	10	5	35	21
YMCA Evanston/North Shore	North	24	8	42	66	40

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

<b>TRANSITIONAL HOUSING SHELTER PROGRAMS</b>						
TH Program Provider Name	CoC Region (CBSA)	Beds for Households W/Children	Units for Households W/Children	Beds for Households W/O Children	Total Year-Round Beds	Point-in-Time Homeless Count
Anew: Building Beyond Violence and Abuse	South	7	18		18	18
B.E.D.S. Plus Care, Inc.	West	13	4		13	9
Catholic Charities	North	15	5	0	15	13
CEDA Bloom Rich	West			6	6	6
Connections for the Homeless	North			6	6	5
Connections for the Homeless	North			2	2	2
Connections for the Homeless	North	0	0	3	3	3
Connections for the Homeless	North	0	0	13	13	4
Crisis Center for South Suburbia	South	37	12	8	45	45
Heartland Alliance Health	West	0	0	4	4	4
Housing Forward	West	10	4	6	16	16
Northwest Compass, Inc.	North	10	4	6	16	16
Northwest Compass, Inc.	North	0	0	11	11	11
The Harbour Inc.	North	26	13		26	2
The Harbour Inc.	North			9	9	6
The Harbour Inc.	North			6	6	1
WINGS Program Inc.	North	4	1		4	4
WINGS Program Inc.	North	6	2	0	6	0
WINGS Program Inc.	North	54	19	0	54	54

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

<b>PERMANENT SUPPORTIVE HOUSING PROGRAMS</b>						
PSH Program Provider Name	CoC Region (CBSA)	Beds for Households W/Children	Units for Households W/Children	Beds for Households W/O Children	Total Year-Round Beds	Point-in-Time Homeless Count
B.E.D.S Plus Care, Inc.	West		0	7	7	0
B.E.D.S Plus Care, Inc.	West			20	20	20
Catholic Charities	North			19	19	18
Catholic Charities	North	23	7	4	27	25
Connections for the Homeless	North	65	16	8	73	73
Connections for the Homeless	North	2	1	32	34	34
Heartland Alliance Health	West	9	2	16	25	25
Housing Authority of Cook County	ALL	197	51	567	764	632
Housing Forward	West	25	10	25	50	26
Housing Forward	West	30	6	70	100	72
Housing Forward	West	31	6	65	96	94
Housing Forward	West	15	5	69	84	75
IBHP Housing Options	North			10	10	7
IBHP Housing Options	North			26	26	21
Northwest Compass, Inc.	North	4	1	10	14	14
Respond Now	South			12	12	11
South Suburban PADS	South			16	16	15
South Suburban PADS	South	9	3	5	14	14
South Suburban PADS	South	4	1	30	34	28
Thresholds Inc.	North	8	2		8	8
Thresholds Inc.	North			34	34	30
Together We Cope	South	17	4	2	19	19
Together We Cope	South	0	0	10	10	8
WINGS Program Inc.	North	19	7	1	20	20
YWCA Evanston/North Shore	North	11	5	10	21	21

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The McKinney-Vento homeless Assistance Program refers to a set of federal programs that were created by the McKinney-Vento Homeless Assistance Act. Those programs administered by HUD are The Emergency Solutions Grant or ESG and the Continuum of Care or CoC. The McKinney-Vento programs provide outreach, shelter, transitional housing, supportive services, short- and medium-term rent subsidies, and permanent housing for people experiencing homelessness and in some cases for people at risk of homelessness. Funding is distributed by formula to jurisdictions for the Emergency Solutions Grants (ESG) program, and competitively for the Continuum of Care (CoC) process. HUD requires that the clients have a disability for McKinney–Vento funded programs in order to be eligible, so the majority of homeless persons in Permanent Supportive Housing have disabilities.

The following chart shows the organizations and their projects that may or may not receive McKinney-Vento Homeless Assistance and the PIT Count of beds that are available year round in each:

Organization	Project Name	McKinney-Vento	Beds Year Round
Anew: Building Beyond Violence and Abuse	South	Yes	18
Aunt Martha's Youth Services	TH YHDP Joint Project	No	16
B.E.D.S. Plus Care, Inc.	Emergency Overnight	Yes	0
B.E.D.S. Plus Care, Inc.	Family Bridge ESG Cicero	Yes	12
B.E.D.S. Plus Care, Inc.	LATH	No	13
B.E.D.S. Plus Care, Inc.	Aging Well	Yes	7
B.E.D.S Plus Care, Inc.	Ogden Avenue Supportive Housing	No	20
Bethel Family Resource Center	G.R.I.P.P: Grooming Races in Poverty Places	Yes	64
Catholic Charities	New Hope Apartments-First Stage	No	15
Catholic Charities	North West PSH Partnership	Yes	19
Catholic Charities	NHA-Family PSH	Yes	27
Catholic Charities	SSVF EHA	No	0
CEDA Bloom Rich	South Suburban Housing Initiative	Yes	6
Connections for the Homeless	Family Bridge Housing	No	20
Connections for the Homeless	Hotel Emergency Shelter	Yes	59
Connections for the Homeless	IDHS Homeless Youth	Yes	13
Connections for the Homeless	PSH Individuals Evanston	Yes	34
Connections for the Homeless	Our House	No	2
Connections for the Homeless	Bridges to Home	No	6
Connections for the Homeless	Family Supportive Housing	Yes	73
Connections for the Homeless	TH YHDP Connections Youth	No	3
Crisis Center for South Suburbia	Crisis Center for South Suburbia- TH	No	45
Crisis Center for South Suburbia	Crisis Center for South Suburbia Emergency Shelter	No	26
Family Promise North Shore	Family Shelter	No	14
Heartland Alliance Health	HAH Shelter Plus Care	Yes	25
Heartland Alliance Health	Transitional Scattered Sites	No	4
Housing Authority of Cook County	VASH Vouchers	No	764

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Housing Forward	PADS	Yes	0
Housing Forward	Sojourner House	No	9
Housing Forward	24/7 Emergency Shelter	Yes	64
Housing Forward	CCH Medical Respite	No	18
Housing Forward	Ohana House	No	13
Housing Forward	Sojourner Medical Respite	No	5
Housing Forward	TH YHDP Bridge for Youth	No	16
Housing Forward	IDHS SUPR	No	50
Housing Forward	Open Door Housing	Yes	100
Housing Forward	WCHIP Plus	Yes	96
Housing Forward	WIN Plus	Yes	84
IBHP Housing Options	Claire/Ganey Houses	Yes	10
IBHP Housing Options	Pathways	Yes	26
Journeys/The Road Home	Emergency Shelter (Seasonal)	Yes	0
Northwest Compass, Inc.	Community Family Homes Initiative I	Yes	16
Northwest Compass, Inc.	Community Family Homes Initiative IV	Yes	14
Northwest Compass, Inc.	TH YDHP NW Project	No	11
Pillars Community Health	Constance Morris House	Yes	18
Respond Now	Motel Vouchers	Yes	19
Respond Now	Responding with Care	Yes	12
South Suburban PADS	PADS	Yes	0
South Suburban PADS	CCH Wellness Center	Yes	16
South Suburban PADS	NSP	No	14
South Suburban PADS	Southland Supporting Housing	Yes	34
The Harbour Inc.	Safe Harbour Emergency Shelter	Yes	10
The Harbour Inc.	STEP	No	26
The Harbour Inc.	Youth In Transition	No	9
The Harbour Inc.	Youth In Transition Phase 2	No	6
Thresholds Inc.	Esperanza	Yes	34
Thresholds Inc.	Family Project (fka PHHH)	No	8
Together We Cope	Families First PSH	Yes	19
Together We Cope	Rising Together	Yes	10
Way Back Inn	HCHV/CERS Homeless Veterans Housing	No	6
Wings Program Inc.	Safe House	Yes	35
WINGS Program Inc.	Can-Dota Apartments-LCMM	No	4
WINGS Program Inc.	McCabe House Shared Living	No	6
WINGS Program Inc.	Transitional Housing	Yes	54
WINGS Program Inc.	Permanent Housing Program	Yes	20
YMCA Evanston/North Shore	YMCA Domestic Violence Services Emergency Shelter	Yes	66
YMCA Evanston/North Shore	Permanent Supportive Housing	No	21

### **Emergency Solutions Grant (ESG)**

The Town of Cicero is a recipient of Emergency Solutions Grant (ESG) funding from the U.S. Department of Housing and Urban Development (HUD). This grant will be used to address the needs for homeless prevention in the Town of Cicero. Homelessness is an area of focus for the Town of Cicero. In preparation for this 5-Year Con Plan, the Town consulted with the Alliance to End Homelessness in Suburban Cook County (the Alliance). The Alliance is the nonprofit organization responsible for planning and coordinating homeless services and housing options in suburban Cook County and leads the local Continuum of Care (CoC). The Alliance, as the CoC, coordinates annual funding applications for and distribution of HUD Shelter Plus Care and Supportive Housing Program dollars to address the needs of homeless persons, and those at risk of homelessness throughout suburban Cook County. The Alliance recently completed a strategic plan, providing a comprehensive look at homeless trends in suburban Cook County. The Alliance found that while homelessness is predominantly an issue afflicting single-individuals, a growing share of the homeless population is in families. More than 1/5 of those who are homeless suffer from Serious Mental Illness and about 12% struggle with Substance Use Disorder. If all people in suburban Cook County who are residing in “doubled-up” living situations (e.g., living with relatives or friends typically temporarily) were considered homeless, the number of homeless would be far higher.

The Alliance’s plan emphasizes the role that structural factors such as housing costs and employment opportunities play a role in homelessness trends. Nearly 13% of the known homeless population in suburban Cook County is considered chronically homeless, meaning he or she has been homeless for an extended period of time or has cycled in and out of homelessness repeatedly. Over 11% are veterans, and over 10% are leaving domestic violence situations. A substantial share has a disability, such as substance use (17%) or a mental illness (21%). When the most vulnerable people experiencing homelessness in the county were surveyed, nearly ½ reported having spent time in a jail or prison in the past.

Since the inception of the Alliance, the supply of permanent supportive housing has quadrupled, while chronic homelessness has decreased by almost ⅓. These trends can be attributed to a number of factors, including the success of the national 100,000 Homes Campaign and stimulus funding for homeless prevention and rapid re-housing. As a result, one of the Alliance’s main goals is ending chronic homelessness in suburban Cook.

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

### **Homeless Strategy**

The Town of Cicero will work with the Continuum of Care (CoC) to provide technical assistance in getting people who have experienced homelessness, to be more involved in policy roles. The Town will support the following components for homeless activities.

- Homeless Prevention
- Rapid Re-Housing
- Street Outreach
- HMIS
- Administration

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

Under this Consolidated Plan and 2025 Annual Action Plan, the Town of Cicero will aim to address the Homeless Prevention, Rapid Re-housing, Street Outreach and HMIS components through the deployment of ESG resources to agencies that provide said homelessness components.

The Town of Cicero has worked with different agencies that address homelessness in the Town. Since there is no actual agency located in the Town that services homeless individuals and families, the Town accepted applications from agencies located outside of Cicero's boundaries, but that service Cicero's homeless.

### **Housing Needs**

In 2023, the Town of Cicero, in partnership with the Chicago Metropolitan Agency for Planning (CMAP), The Metropolitan Mayor's Caucus, and the Illinois Housing Development Authority (IHDA) performed a Homes for a Changing Region Housing Needs Study and Action Plan **(See Exhibit 12)**.

The Plan identified three major housing challenges:

1. Need for rehabilitation and reinvestment in all sectors of the housing stock,
2. Illegal basement and attic units that may pose a life or safety hazard, and
3. A market need to add new multifamily housing units for lower-income residents.

The Plan identified three strategies to address the challenges:

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

The Town of Cicero is using this needs study in all aspects of planning, grant applications, and policy discussions.

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

There is no publicly owned housing in the Town of Cicero. The Cicero Housing Authority objectives are:

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

### **Lead-Based Paint Needs**

The Town of Cicero, as with all older communities, contains a large number of dwelling units containing lead based paint. Of these, 22,957 or 93.3% were built prior to 1970; and thus presumed that these dwellings all have lead based paint to some extent. The Town of Cicero Department of Housing has performed lead based paint testing on Home Repair Projects where lead paint may be disturbed. It is anticipated that the Town of Cicero will perform at least 10 lead-based projects to clear any lead-based paint that may have been disturbed during construction.

Action to be taken:

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

1) Continue implementing an education program that provides information on what lead poisoning is, how lead affects children, the importance of screening and methods that individuals may undertake on their own for reducing lead hazards and advising on the effects of good nutrition.

2) Before a building containing residential units is sold, it must be brought up to code and all lead hazards abated. The Town of Cicero using both CDBG funds and TIF funds is looking at implementing a program making deferred payment loans, which are to be repaid when the property is sold. If such a

program is deemed feasible, it will be implemented in the next program year's Action Plan. This should result in little or no financial hardship for the homeowner. The Town of Cicero will have first lien on the property. This will return funds to the Town of Cicero, which it can recycle to assist other homeowners in need.

3) The Town of Cicero will continue to provide CDBG funding necessary to implement a program to identify and abate the sources of lead-based paint. With the implementation of the Lead-Based Paint Hazard Reduction regulation under 24 CFR 35 the Town has included Lead- Based Paint Hazard Reduction activities in all its rehabilitation programs. These activities include paint testing, safe work practices, occupant protection, education and clearance testing before re-occupancy.

### **Elderly Needs**

The majority of owner-occupied homes in the Town do not provide for grade-level entries and require stairs to enter, exit and typically to reach bedrooms. Given this factor and the overall age of the housing stock, which translates to homes requiring a large amount of painting and other maintenance, there's a concern about elderly home ownership and rental. Generally, elderly homeowners are believed to be on a fixed income and therefore, do not have the financial means for maintenance and may not have the physical ability for maintenance. As a result, the Town of Cicero has a program where they help seniors with minor home repairs at a little to no cost. This program has helped many seniors throughout the years with minor repairs. Additionally, the Town of Cicero Department of Housing has the Accessibility Program which helps senior and people with disabilities with the installation of wheelchair lifts and bathroom remodels on their properties for better access in and throughout their homes.

### **Disabled Needs**

Disabled needs have increased in the Town of Cicero. During this Consolidated Plan period, the Town of Cicero will fund agencies that provide services to the disabled population in the Town. The Town has had relationships with and has funded agencies like Community Support Services and UCP Seguin which provides disability services to Cicero residents. The Town will continue funding agencies like this to address the disabled needs in the Town. The Town is also in construction of a new Inclusion Park which was funded through the Community Development Block Grant Coronavirus (CDBG-CV) funding to create an open space/park environment for Cicero's disabled population. The Town anticipates that the construction will be completed in the fall of 2025.

The Town will also fund 3 Accessibility projects per year to address the disability needs of homeowners. These projects consist of wheelchair lifts being erected on the homeowner's property for the disabled residents to have access to their home, to remodeling the client's bathroom to make it accessible for a disabled individual. If the need increases, the Town of Cicero will try to fund additional Accessibility projects during this 5-Year Consolidated Plan.

### **Barriers to Affordable Housing**

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

Generally a purchaser will require title insurance, a survey, a termite inspection, and in The Town of Cicero, a Town Compliance Certificate is required, in order to purchase and/or sell a property. All these costs can be considered to be subsumed within the purchase price. Once a property is purchased or rented, insurance, taxes, and utilities must be paid and the housing must be maintained, all of which present some level of a barrier to affordable housing.

The Town of Cicero requires an inspection of the property of all homes, prior to the sale, to determine code compliance. This process is done at a minimal expense to offset the cost of the inspection. The properties not “up to code” are cited with a list of code violations, which must be corrected in order to obtain a Certificate of Compliance. The Town of Cicero believes that the minimal cost is outweighed by the benefits of providing safe and sanitary housing that meets minimum codes. The Town of Cicero has adopted the 2009 International Building Code.

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

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

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

a desirable place to live and believes that all of its codes are necessary in order to further that desire.

The Town conducted an Analysis of Impediments report in 2025 and at its conclusion of this process, the Town of Cicero Department of Housing identified potential impediments to Fair Housing Choice. The complete Analysis of Impediments to Fair Housing is on file, and available for review at the Town of Cicero Department of Housing. The impediments to Fair Housing Choice and the suggested recommendations are:

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

- Lack of employee training regarding Fair Housing Laws, and discriminatory practices.
- Lack of Knowledge regarding Fair Housing Laws and Protective Classes.
- Lack of local government/community service agency participation in community outreach regarding/education regarding to Fair Housing.
- Language barriers and information asymmetry an impediment to fair housing.

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

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

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

- The demand for housing is high in Cicero, but the amount of decent, affordable housing units is not keeping pace with demand.
- The age of Cicero's current housing stock places a greater burden on upkeep and maintenance, thus raising the price of decent housing, and also adding to financial burden from issuance of tickets/violations.
- The Foreclosure crisis may have forced families to “double-up” in homes/apartments.
- Illegal Apartments located in the Town, are impediments to safe, affordable housing.
- Cost-Burden in homeownership is rising in the Town of Cicero.
- Local infrastructure (Streets/Alleys/Sewer) is deteriorating, and with high cost-burden, need to be invested in.

- Town policy of requiring licensed/bonded contractors for most work that can be done by a handy homeowner adds to the cost of maintaining a home in Cicero.

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

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

## **Five Year Strategic Plan**

### **Community Development Needs**

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

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

There is a need for additional affordable housing for the entire population of Cicero; in particular: the elderly, handicapped, low-income, and other special needs populations. The Town of Cicero has provided many programs to help low-income homeowners with repairs needed on their homes, including roofs, windows, tuck pointing and concrete work. These programs have helped low-to-moderate income homeowners throughout the years to maintain their homes they otherwise would have difficulty in paying for the repairs.

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

The Priorities/Objectives are:

#### **Priority 1: Housing**

- 14A Single Family Rehabilitation
- 14H Rehabilitation Administration

#### **Priority 2: Lead Hazard Reduction**

- 14I Lead-Based/Lead Hazard Test/Abatement

**Priority 3: Service to Non-Homeless Persons with Special Needs**

- 05 Public Services
- 05A Senior Services
- 05B Handicapped Services
- 05D Youth Services
- 05L Child Care Services
- 05M Health Services
- 05O Mental Health Services

**Priority 4: Improvements to Public Facilities**

- 03 Public Facility and Improvements
- 03B Handicapped Centers
- 03K Street Improvements

**Priority 5: Homeless Prevention**

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

In the past, the Town has also implemented an Adopt-a-Block Program, where organizations or individuals may "adopt a block" and assume the responsibility for keeping their block clean and reporting illegal activities. In furtherance of this program, the Town also has a community watch program which involves citizens in the crime detection and prevention system. These types of programs need to be monitored for their success and new programs developed to continue to meet the community's needs.

**Goals and Objectives**

- Provide safe sanitary and affordable housing for all residents.
- Reduce lead poisoning.
- Provide developmentally disabled, mentally ill, childcare, after school, and youth services.
- Provide a suitable living environment through neighborhood improvements, neighborhood safety enhancement and housing accessibility.
- Improve Services to the homeless community in the Town of Cicero.

## **Statement of Objectives and Projected Priority Housing Needs**

### **Provide Assistance to Low and Very Low Income Homeowners**

#### **Analysis (Used 2020 Chas data)**

The 2020 census found that there are 10,775 total renters. There was no specific data in the Census that showed income limits of these renters, but based on the median family income (MFI) in Cicero, we would assume that at least half of those renters would fall below the 50% MFI. A significant percentage of renters face a high housing cost burden: 45% of renters pay at least 30% of their income on housing, with 20% of renter paying over half of their income towards housing.

In Cicero, 80% of the housing stock was built before 1959, and many homes require maintenance and upkeep. With the disposable income available, homeowners first apply their income to make a necessary monthly payment of mortgage principal and interest, taxes and insurance and little or no funds remain available for routine maintenance or rehabilitation or major repairs. With the general age of the housing stock, major improvements are sometimes out of the homeowners financial abilities. Routine minor repairs which are delayed lead to more costly and extensive future repairs and a decline in the standard of living and the standard of housing. Under these circumstances "one bad apple" can spoil a whole block or a neighborhood. The Town of Cicero has a housing rehabilitation program specifically for homeowners to help alleviate this burden and bring their home up to code.

#### **Investment Plan**

In analyzing the difficulties faced by low-income homeowners, the Town determined that the most appropriate response was to provide direct aid for the rehabilitation of homes. The Town's Home Repair Program gives grants of up to \$4,999.00 to correct code violations of a life threatening nature or which constitute a danger to health or safety. The Town expects to assist approximately 50 owner occupied households per year over the next five years with grants for a combination of these programs.

#### **Priority Homeless Needs**

Homelessness has been a priority for the Town throughout the years and the Town anticipates on receiving Emergency Solutions Grant (ESG) funding each year during this 5 –Year Consolidated Plan period to address homelessness in the Town of Cicero. The Town has been the recipient of ESG funding for 10 years now and funds a variety of homeless agencies who service the homeless community in Cicero.

The Town has had great relationships with the different homeless agencies throughout the years including Housing Forward, BEDS Plus Care Inc., CEDA and the Alliance to End Homelessness. These agencies have been part of the ESG Subrecipient list for many years now and the Town appreciates the continuing relationships with these agencies that help address the homeless issue in the Town of Cicero.

#### **Anti-Poverty Strategy**

The Town of Cicero's strategy to eliminate poverty is to assist persons and households to obtain and keep

employment. Through a general assistance program, the Town provides income maintenance and food distribution tied to participation in vocational training and job searches. Through its economic development function, the Town tends to create new employment and encourage businesses to use Cicero residents as a first source for its labor needs.

### **Institutional Structure**

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

### **Social Service Needs**

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

Other governmental bodies such as the Clyde Park District and School District 99 also contribute to social service needs.

Cicero also has a wide variety of not-for-profit, social service agencies providing a wide-range of services: Berwyn-Cicero Council on Aging, Children's Center of Cicero-Berwyn, Sarah's Inn, Salvation Army, CEDA, Catholic Charities, Boy's Club, Family Service and Mental Health Center of Cicero, UCP Seguin, Community Support Services and Pillars Community Services.

### **Housing Needs**

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

### **Reduction of Barriers to Affordable Housing**

While strict enforcement of building codes can add to the cost of housing, that cost is outweighed by the benefits enjoyed in a higher quality of housing stock. In addition with the home improvement programs available from the Town such as the Home Repair Program, costs can be reduced. The Town also conducted an Analysis of Impediments report in 2025 and at its conclusion of this process, the Town of Cicero Department of Housing identified potential impediments to Fair Housing Choice. The complete Analysis of Impediments to Fair Housing is on file, and available for review at the Town of Cicero Department of Housing.

### **Coordination**

Utilizing the lines of communication established in the development of this Plan, and through the use of CDBG and ESG grant funds and Town funds (e.g. 708 Community Mental Health funds), the Town hopes to coordinate its efforts along with the efforts of other agencies, to provide for a comprehensive network of services. CDBG and ESG funds are available to qualifying social service

agencies as Subrecipients and the Consolidated Plan has offered a communication vehicle to seek an exchange of ideas and input regarding the Town's housing needs and meeting those needs. Where appropriate and when consistent with the Town's goals, the Town will support applications of other agencies for funding of services and programs. This plan is a starting point, and a tool, in the effort to provide comprehensive services.

### **Geographic Distribution**

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

### **Priority Non-Housing Community Development Needs**

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

Related to the need to provide good affordable housing is the need to provide safe roadways. As part of this program, the Town proposes to address certain infrastructure throughout the Town (specifically alleys) and reconstruct new alleys throughout the Town. The Town has been constructing Green Alley's in the last few years. These alleys will alleviate some of the rain water from entering the combined sewer system in Cicero and help with drainage in the residential areas. During this Consolidated Plan period, the Town proposes to reconstruct anywhere from 10-15 green alleys.

### **Other Special Needs Population**

There are numerous agencies located in and around the Town of Cicero that services individuals that may require housing or supportive services due to specific circumstances. The Town of Cicero with its CDBG funding will address this population and fund different agencies that will help the elderly and people with disabilities. Some of the agencies that service this population is UCP Seguin and the Community Support Services. In addition, the Town of Cicero helps the senior population with different services out of their Senior Services Department and the Department of Housing provides programs to helps seniors and people with disabilities with the installation of wheelchair lifts and bathroom remodels in their homes for better access.

### **Monitoring**

The Town of Cicero Department of Housing is the designated lead agency responsible for administering the Community Development Block Grant Program (CDBG) and Emergency Solutions Grant Program (ESG) funded by the U.S. Department of Housing and Urban Development (HUD). With its CDBG and ESG grants, the Town funds a number of "Subrecipients", particularly agencies that administer public service projects serving Cicero's low-moderate income and homeless populations. All the agencies receiving CDBG and/or ESG funds are required to sign an agreement detailing all pertinent regulations,

certifications, project descriptions, and performance requirements.

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

The monitoring visits performed by The Town of Cicero Department of Housing addresses the five following components:

**1. Compliance with Eligible Activities and National Objectives**

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

**2. Progress against Production Goals as stated in the Written Agreement.**

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

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

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

**4. Timely use of Funds**

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

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

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

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

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

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

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

The Town of Cicero is part of Cook County HOME Consortium. Therefore, in preparing Cicero's 5-Year Consolidated Plan all issues relating to housing are subsumed by Cook County's 5 Year Consolidated Plan, which runs concurrent with Cicero's - October 1, 2025 through September 30, 2029 Consolidated Plan. Cook County has prepared the County's Plan on behalf of, and with the assistance of, non-entitlement municipalities and the entitlement communities of Cicero and Berwyn. These jurisdictions make up the Cook County Consortium. Cook County is the official grantee, which receives the federal CDBG, HOME, and ESG funds from HUD on behalf of the Cook County Consortium. Cook County is responsible for the overall administration, planning, monitoring and reporting requirements for these programs.

Since Emergency Solutions Grant (ESG) funds are awarded to the Town of Cicero to focus on homelessness, homeless participation in the planning process is required for policies and decision making regarding any facilities, services, or other assistance that ESG funding will go towards.

In order to obtain participation in this process, the Town of Cicero will hold two (2) focus group meetings each year to invite the homeless or formerly homeless individuals, homeless agencies, and other community stakeholders to participate in the planning process.

1. These meetings will help interact with the homeless community and the information obtained will be used to make decisions regarding any facility, service, or other assistance that is proposed to receive ESG Funding.
2. These meetings will be advertised through:
  - a. The Town of Cicero's website,
  - b. Postings on information boards at the Cicero Town Hall, Cicero Public Library and the Cicero Public Safety Building.
  - c. Invitation information will be shared with current ESG Subrecipients, as well as the Continuum of Care (CoC).
3. These meetings/focus groups will be held at the Cicero Public Library, which is a central location in Cicero, and accessible via public transportation.
4. Food will be provided at each meeting.
5. Questionnaires will be distributed to those that attend the focus groups to get feedback as to better address the homelessness issue throughout the Town. The participation outcomes of these meetings, including meeting minutes, will be included in this Consolidated Plan and every Annual Action Plan during this 5-Year period, required under [24 CFR 91.220](#) and can be viewed under Exhibit 11.

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

Priority Housing Needs		Priority Need Level, Medium, Low		Unmet Need
Renter	Small Related	0-30%	M	1,085
		31-50%	L	1,234
		51-80%	L	1,360
	Large Related	0-30%	H	715
		31-50%	M	645
		51-80%	L	735
	Elderly	0-30%	H	573
		31-50%	M	230

**Town of Cicero, Illinois**

**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

		51-80%	L	130
	All Other	0-30%	M	400
		31-50%	L	305
		51-80%	L	435
	Owner	0-30%	H	1,161
		31-50%	H	2,071
		51-80%	M	3,582
Total Goals - Special Populations		0-80%	M	14,661

Note: Needs came from the most recent Comprehensive Housing Affordability Strategy (CHAS) data.

**Special Needs of the Non-Homeless**

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

## **One Year Action Plan**

### **Executive Summary**

The Town of Cicero Department of Housing prepares the Annual Action Plan to describe the activities, which will be undertaken in the upcoming year towards meeting the goals, and objectives, which were identified in the 2025-2029 Consolidated Plan. This first year Action Plan will begin October 1, 2025 and end September 30, 2026.

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

As the first Annual Action Plan of the 5-Year Consolidated Plan Period, the following priorities, objectives, and proposed accomplishments were identified for the upcoming year to meet or exceed each of the priorities identified in the Consolidated Plan:

**Priority 1:** Expand the supply of safe, decent, and affordable Housing.

**Objective:** Improve the quality of housing stock through rehabilitation and repair.

**Proposed Accomplishments:** Over the course of this action plan year, it is anticipated that 48 projects will be performed through the Home Repair Program, the Emergency Assistance Program, the Emergency Accessibility Program and the Home Improvement Program. This will result in safer living conditions and increased property values.

**Priority 2:** Provide safe housing free from lead hazards.

**Objective:** Implement an educational program that provides information on lead poisoning, and identify and abate sources of lead-based paint in residential Units.

**Proposed Accomplishments:**

- Provide educational materials to families within the Town of Cicero regarding the hazards of lead poisoning.
- Complete 10 rehabilitation projects that involve lead hazard reduction.

**Priority 3:** Improve service to non-homeless Cicero residents who are low-to-moderate income and/or have special needs.

**Objective:** Make social services available for persons in need who have low-to-moderate incomes.

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

**Priority 4:** Strengthen the community’s living environment by making improvements to Public Facilities.

**Objective:** Make funding available for infrastructure improvements, including green infrastructure.

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

**Priority 5:** Improve Services to the homeless community in the Town of Cicero.

**Objective:** Make funding available for homeless individuals and families in Cicero.

**Proposed Accomplishments:** Fund a variety of homeless agencies that work to prevent homelessness and work with the homeless individuals and families located in Cicero.

The Town’s CDBG and ESG entitlement grants for PY 2025 are **\$1,751,533.00** and **\$153,017.00** respectively. The total will be spent in the following categories:

<b><u>PY 2025 CDBG Budget</u></b>	
Administration	\$ 350,000.00
Housing Program	\$ 600,000.00
Lead Reduction	\$ 100,000.00
Public Services	\$ 262,000.00
Public Facilities	\$ 439,533.00
<b>Total PY 2025 CDBG Budget</b>	<b>\$ 1,751,533.00</b>

<b><u>PY 2025 ESG Budget</u></b>	
Homelessness Prevention	\$ 67,500.00
Rapid Re-Housing	\$ 42,500.00
Street Outreach	\$ 27,500.00
HMIS	\$ 13,000.00
Administration	\$ 2,517.00
<b>Total PY 2025 ESG Budget</b>	<b>\$ 153,017.00</b>

**Program Year 2025 Annual Action Plan**

Annually, the Town of Cicero must submit a one year action plan, which details the proposed projects and services it will fund with its CDBG funding allocation. The following are the activities and amounts that will be proposed in the next program year.

**Project ID 2025-0001 Program Administration.....\$ 350,000.00**

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

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2025-0001	Town of Cicero	General Administration	-	N/A	Town-Wide	\$37,500.00
2025-0001	Town of Cicero	Staff Salaries	-	N/A	Town-Wide	\$312,500.00
<b>Total</b>						<b>\$350,000.00</b>

**Project ID 2025-0002 Housing Program.....\$ 600,000.00**

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

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2025-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	\$100,000.00
2025-0002	Town of Cicero	Housing Staff Salaries	-	N/A	Town-Wide	\$300,000.00
2025-0002	Town of Cicero	Emergency Assistance Program	1	DH-1	Town-Wide	\$125,000.00
2025-0002	Town of Cicero	Emergency Accessibility Program	1	DH-1	Town-Wide	\$75,000.00
<b>Total</b>						<b>\$600,000.00</b>

**Project ID 2025-0003 Lead Hazard Reduction Program.....\$ 100,000.00**

The Town of Cicero will provide CDBG funding necessary to implement a program to identify and abate the sources of lead-based paint. The Housing Programs are designed to assist homeowners in lead-based paint in the homes. With the implementation of the Lead-Based Paint Hazard Reduction regulation under 24 CFR 35, the Town has included Lead-Based Paint Hazard Reduction activities in all its rehabilitation projects. These activities include paint testing, safe work practices, occupant protection, education and clearance testing before re-occupancy.

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2025-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$100,000.00
				<b>Total</b>		<b>\$100,000.00</b>

**Public Services.....\$ 262,000.00**

The Town of Cicero will provide CDBG funding necessary for local Public Services to implement their programs. All programs funded with CDBG money will benefit low to moderate income Cicero residents, or presumed low-mod beneficiaries. The services will range from youth programs, to mental health services, to mortgage counseling.

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2025-0004	Boys Club	After School Program	3	SL-3	Town-Wide	\$30,000.00
2025-0005	Boys & Girls Club of South Cicero	After School Program	3	SL-3	Town-Wide	\$7,500.00
2025-0006	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$32,500.00
2025-0007	Youth Commission	After School Program	3	SL-3	Town-Wide	\$46,000.00
2025-0008	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$60,000.00
2025-0009	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$21,000.00
2025-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$15,000.00
2025-0011	Community Support Services	Handicap Services	3	SL-1	Town-Wide	\$20,000.00
2025-0012	Cicero School District 99	After School Program	3	SL-3	Town-Wide	\$25,000.00
2025-0013	WINGS Program, Inc.	After School Program	3	SL-3	Town-Wide	\$5,000.00
				<b>Total</b>		<b>\$262,000.00</b>

**Public Facilities.....\$ 439,533.00**

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

Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2025-0014	Town of Cicero	Green Alley Reconstruction	4	SL-3	Town-Wide	439,533.00
				<b>Total</b>		<b>\$439,533.00</b>

The following agencies are the agencies that the Town of Cicero proposes to fund with ESG dollars to service the Cicero homeless community.

Housing Forward PY 2025 ESG Budget				
Project	Project Description	Priority	Service Area	Current Budget
Homeless Prevention	Homelessness Prevention	5	Town-Wide	\$37,500.00
Rapid Re-Housing	Homelessness Prevention	5	Town-Wide	\$27,500.00
<b>Total</b>				<b>\$65,000.00</b>

Beds Plus, Inc. PY 2025 ESG Budget				
Project	Project Description	Priority	Service Area	Current Budget
Homeless Prevention	Homelessness Prevention	5	Town-Wide	\$15,000.00
Rapid Re-Housing	Homelessness Prevention	5	Town-Wide	\$42,500.00
<b>Total</b>				<b>\$57,500.00</b>

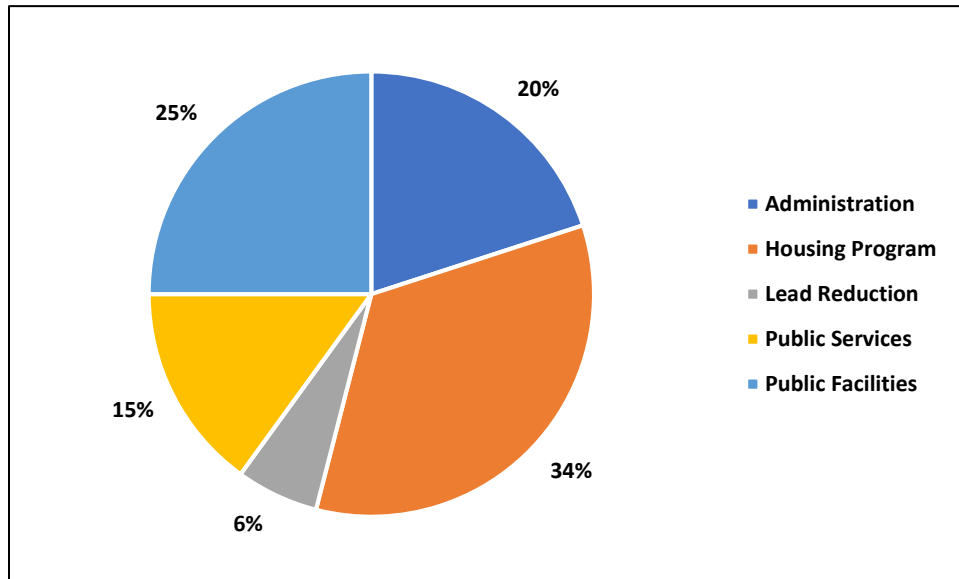
Alliance to End Homelessness PY 2025 ESG Budget				
Project	Project Description	Priority	Service Area	Current Budget
HMIS	Homelessness Prevention	5	Town-Wide	\$13,000.00
<b>Total</b>				<b>\$13,000.00</b>

CEDA PY 2025 ESG Budget				
Project	Project Description	Priority	Service Area	Current Budget
Homeless Prevention	Homelessness Prevention	5	Town-Wide	\$15,000.00
<b>Total</b>				<b>\$15,000.00</b>

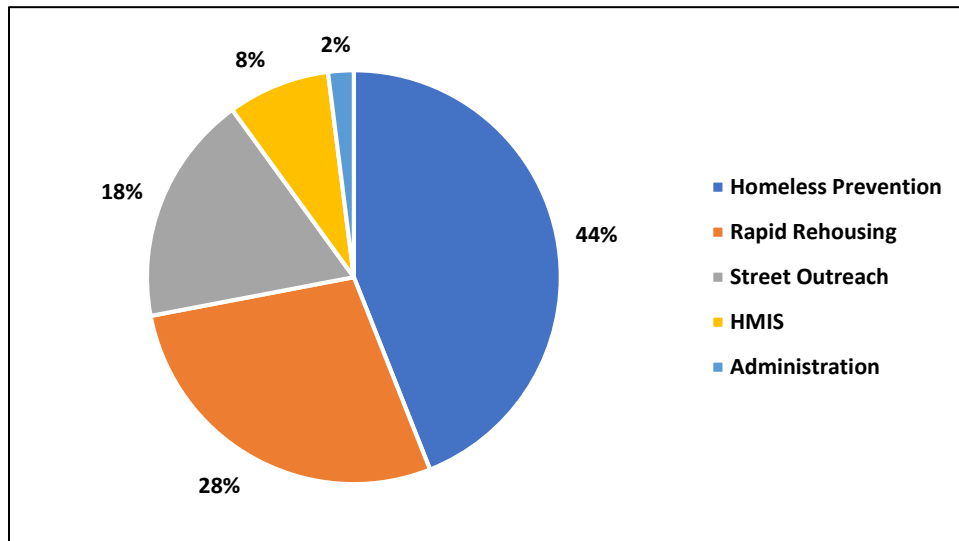
Town of Cicero PY 2025 ESG Budget				
Project	Project Description	Priority	Service Area	Current Budget
Admin	Homelessness Prevention	5	Town-Wide	\$2,517.00
Total				\$2,517.00

### Resources

#### **PY 2025 CDBG Budget Allocation**



#### **PY 2025 ESG Budget Allocation**



<b>Federal Resources</b>	
<b>Source</b>	<b>Amount</b>
Community Development Block Grant (CDBG)	\$1,751,533.00
Section 8	\$1,313,945.00
IDOT/STEP	\$71,547.60
RTA	\$256,600.00
DCEO	\$6,425,500.00
U.S. Department of Justice	\$749,857.16
FEMA	\$1,252,000.00
PY 2025 Emergency Solutions Grant (ESG)	\$153,017.00
<b>Total</b>	<b>\$11,973,999.76</b>

<b>Other Resources</b>	
<b>Source</b>	<b>Amount</b>
General Assistance	\$18,444.00
Infrastructure	\$19,100,000.00
708 Board	\$502,000.00
State Grants	\$11,234,232.00
<b>Total</b>	<b>\$30,854,676.00</b>

**State and Federal Resources**

Grant name	Amount
Bulletproof Vests Grant 2024	\$21,308.20
Bulletproof Vests Grant 2023	\$26,550.00
Bulletproof Vests Grant 2022	\$35,400.00
Access to Transit Improvement Program IGA-2016-44	\$256,600.00
Tobacco Enforcement Program 2023	\$13,627.00
Safety action Plan	\$100,000.00
STEP FY24	\$35,773.60
STEP FY23	\$35,774.00
JAG FY24 #2024-172239	\$32,296.00
JAG FY23 #2023-171790	\$25,027.00
JAG FY22 #2022-171368	\$21,062.00
Pre-School Vision and Hearing 2025	\$2,758.00
Pre-School Vision and Hearing 2024	\$2,758.00
DCEO #23-203039 Cicero Fire Department SCBA Purchases	\$150,000.00
DCEO #24-203171 Cicero Fire Department SCBA Purchases	\$150,000.00
IEPA #24-3017-40903 Lead Service Line Inventory	\$50,000.00
DCEO Grant #20-203238 L-Strip Alley Reconstruction	\$750,000.00
DCEO Grant #22-203089 PUBLIC ALLEY Reconstruction	\$1,500,000.00
DCEO Grant Project #HD240168 Cermak Streetscaping	\$150,000.00
DCEO Grant Project #HD240255 Cermak Streetscaping	\$340,500.00
DCEO Grant Project #HD240378 All Inclusive Park	\$2,235,000.00
DCEO Grant Project #SD240331 Cermak Streetscaping	\$650,000.00
DCEO Grant Project #SD250143 PUBLIC ALLEY Reconstruction	\$200,000.00
DCEO Grant Project #SD250143 PUBLIC ALLEY Reconstruction	\$300,000.00
IL State Police 24-723-04-16 FOID Revocation	\$21,319.00
IL State Police 25-FOID-723-13 FOID Revocation	\$27,447.96
ILETSB 20240439 Cicero Police Department Hire and Retention	\$402,833.00
ILETSB 20240507 Cicero Police National Integrated Ballistics Information Network	\$24,999.00
IL State's Attorney #24-0175ORC Cicero Police Department Equipment	\$85,000.00
IL State's Attorney #25-0175ORC Cicero Police Department Equipment	\$105,000.00
IDNR Morton Arboretum #FA0889-20 Forestry Plan and tree Planting	\$511,200.00
IDHA HAFHR #52500 Homeowner Assistance for Home Repair	\$1,720,000.00
FEMA #EMW-2022-FG-03651 Regional Radio Purchase	\$1,096,000.00
FEMA #EMW-2022-FP-00859 Smoke/CO Detector Purchases	\$156,000.00
<b>Total</b>	<b>\$11,234,232.76</b>

**Town of Cicero, Illinois**

**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

**Infrastructure Program**

TOWN OF CICERO  
2025 INFRASTRUCTURE IMPROVEMENTS BUDGETS AND FUNDING SOURCES

			FUNDING SOURCE								
	Project Description	Total	ARPA	MFT	Water Fund	Town	CDBG	IL DCEO	COOK COUNTY GRANTS	USACE GRANT	IEPA SLRF
1	2025 Green Alley Paving - CDBG	\$ 600,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -
2	2024 Green Alley Paving - DCEO	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
3	2024 Street Rehabilitation - Phase 1	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	2024 Street Rehabilitation - Phase 2	\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Sidewalk Repair Program - Phase 1	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Combined Sewer Replacement - Phase 1	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Water Main Replacement Program - USACE	\$ 2,350,000	\$ 750,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
8	Water Main Valve Replacements	\$ 650,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -
9	Combined Sewer Cleaning & Televisng	\$ 800,000	\$ 600,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Lead Service Line Replacement	\$ 2,300,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,150,000
11	Emergency Generators	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -
12	L Strip Parking Lot Lighting Improvements	\$ 950,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -
13	Austin Viaduct Lighting	\$ 345,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 245,000	\$ -	\$ -
13	Inclusion Park	\$ 4,305,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 570,000	\$ 2,235,000	\$ -	\$ -	\$ -
<b>Totals:</b>		<b>\$ 19,100,000</b>	<b>\$ 2,850,000</b>	<b>\$ 3,800,000</b>	<b>\$ 1,600,000</b>	<b>\$ 750,000</b>	<b>\$ 920,000</b>	<b>\$ 4,485,000</b>	<b>\$ 1,145,000</b>	<b>\$ 1,400,000</b>	<b>\$ 2,150,000</b>

**2025 Street Rehabilitation – Phase 1:**

Cost Estimate: \$2,000,000

Funding: MFT & RBI Funds

Construction Start Date: July 2025

Estimated Completion Date: October 2025

This project includes resurfacing & reconstruction of various streets

**2025 Street Rehabilitation – Phase 2:**

Cost Estimate: \$800,000

Funding: MFT Funds

Construction Start Date: June 2025

Estimated Completion Date: July 2025

This project includes the resurfacing Lombard Avenue – 31<sup>st</sup> Street to Pershing Road with shared cost with the City of Berwyn

**2025 Green Alley Paving – CDBG**

Engineer's Cost Estimate: \$600,000

Bid Date: June 2025

Construction Start Date: July 2025

Estimated Completion Date: September 2025

This project includes the reconstruction of 2 to 3 alley locations.

**2025 Green Alley Paving – DCEO**

Engineer's Cost Estimate: \$1,700,000

Funding: DCEO Grant \$1,500,000

Bid Date: June 2025

Construction Start Date: July 2025

Estimated Completion Date: September 2025

This project includes the reconstruction of 5 to 6 alley locations.

**Sidewalk Repair Program – Phase 1**

Cost Estimate: \$1,000,000

Funding: MFT Funds

Estimate Bid Date: July 2025

Construction Start Date: August 2025

Estimated Completion Date: October 2025

This project includes repair of deteriorated trip hazard sidewalk locations.

**Combined Sewer Cleaning and Televising - Phase 1**

Engineer's Cost Estimate: \$800,000

Funding: ARPA Funds

Construction Start Date: November 2024

Estimated Completion Date: April 2025

This project includes the combined sewer cleaning and televising with spot repairs by the Town Sewer Maintenance Contractor (Combined Sewers - North of Cermak Road).

**Water Main Replacement Program – USACE**

Engineer's Cost Estimate: \$2,350,000

Funding: USACE Section 219 Grant \$2M

Bid Date: February 2025

Construction Start Date: May 2025

Estimated Completion Date: July 2025

This project includes the replacement of approximately 1700 FT of water main including lead service line replacement on 31<sup>st</sup> Street – Laramie Avenue to 49<sup>th</sup> Avenue.

**Austin Viaduct Lighting Improvements (Invest in Cook Funds & Town Funds)**

Engineer's Cost Estimate: \$345,000

Bid Date: Pending BNSF RR Viaduct Deck Expansion Project

Construction Start Date: TBD

Estimated Completion Date: TBD

This project includes the installation of a LED tunnel lighting fixtures.

**Water Main Valve Replacements**

Engineer's Cost Estimate: \$650,000

Funding: Cook County Build Up Cook Funds

Construction Start Date: August 2025

Estimated Completion Date: November 30, 2025

This project includes the replacement of inoperable water valves to be funded by Cook County Build Up Cook Grant Program.

**Lead Service Line Replacement**

Engineer's Cost Estimate: \$2,150,000

Bid Date: June 2025

Construction Start Date: July 2025

Estimated Completion Date: November 30, 2025

This project includes the replacement of Lead Service Lines with copper, or PEX water service lines as mandated by EPA. Project will be funded by IEPA State Revolving Loan Funds (SRLF).

**L Strip Parking Lot Lighting Improvements – DCEO**

Engineer's Cost Estimate: \$950,000

Bid Date: June 2025

Construction Start Date: July 2025

Estimated Completion Date: September 2025

This project includes the installation of new decorative lighting at the L Strip Parking Lot. Project is funded by a DCEO grant.

**Emergency Generators**

Engineer's Cost Estimate: \$300,000

Funding: Cook County Build Up Cook Program Funds

Construction Start Date: August 2025

Estimated Completion Date: September 2025

This project includes furnishing and installing emergency generators at the Annex and the Animal Welfare Buildings. This project will be funded by Cook County Build Up Cook Grant Program.

**Inclusion Park Improvements**

Engineer's Cost Estimate: \$4,305,000

Construction Start Date: October 2024

Estimated Completion Date: July 2025

This project includes the construction of a park (1844 S Laramie Avenue) including installation of playground equipment designed for use by disabled individuals. Project will be funded by DCEO, CDBG-CV, and ARPA funds.

### **708 Community Health Board**

As outlined by the Illinois Community Mental Health Act, the 708 Community Health Board shall make rules and regulations concerning the rendition or operation of services and facilities, which it directs and supervises. During PY2025, the 708 Community Mental Health Board anticipates on funding the following agencies:

<b>2025 Community Mental Health Board Agencies Funded</b>	
<b>Agency</b>	<b>Amount</b>
Cicero Family Service & Mental Health Center	\$ 200,000.00
Cicero Youth Commission	\$ 25,000.00
The Children's Center	\$ 44,000.00
Community Support Services, Inc.	\$ 30,000.00
Oak Leyden	\$ 10,000.00
Pilsen Wellness Center	\$ 15,000.00
Presence Health	\$ 25,000.00
Solutions for Care	\$ 40,000.00
UPC Seguin	\$ 38,000.00
Youth Crossroads, Inc.	\$ 60,000.00
A New Awakening	\$ 15,000.00
<b>Total Agency Disbursements</b>	<b>\$ 502,000.00</b>

### **Managing the Process**

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

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

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

The Annual Action Plan is developed by the Town of Cicero Department of Housing with the participation of social service and housing agencies through grant proposals. The Town addresses the needs identified in the 2025-2029 Consolidated Plan through the proposals submitted by existing Subrecipients and new agencies seeking CDBG and ESG funding.

### **Institutional Structure**

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

### **Social Service Needs**

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

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

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

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

### **Housing Needs**

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

### **Monitoring**

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

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

The monitoring visits performed by The Town of Cicero Department of Housing addresses the five following components:

**1. Compliance with Eligible Activities and National Objectives**

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

**2. Progress against Production Goals as stated in the Written Agreement.**

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

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

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

**4. Timely use of Funds**

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

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

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

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

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

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

### **Specific Housing Objectives**

The 2020 US Census reported Cicero to have 24,562 housing units and 99% of these were built prior to 1990. Most of these units are single-family dwellings and multiple unit buildings of up to four stories tall. The age of Cicero's housing stock coupled with the fact that many of the occupied housing units are severely overcrowded, has had a negative impact on the safety and livability of these housing units. While the development of new housing would be an ideal goal, the best strategy for the immediate future is to rehabilitate and repair existing housing and bring them up to code.

The need for housing rehabilitation has vastly outgrown the available financial resources. Currently, we are going to accept around 50 new applicants per year. On a yearly basis we estimate on doing 48 projects. From the 50 applicants, it is assumed some applicants will not qualify, no longer need the assistance, will not respond to correspondence, or some will not supply the appropriate documentation needed to be approved for the program. As a result we may receive further applications to continue the process with more individuals, so we may reach the 48 projects per year accomplishment.

The Town of Cicero's Housing Rehabilitation Program is designed to preserve our existing housing stock and neighborhoods, while assisting property owners to eliminate property code violations. The program encourages property owners to take responsibility for home maintenance and develop pride in their

homes and neighborhoods. These goals are achieved by providing grants through the Housing Rehabilitation Program, which enables property owners to make improvements to mechanical and structural systems and to correct other code violations.

**Action to be taken:**

The Department of Housing will use \$300,000.00 of its PY2025 CDBG allocation for the Housing rehabilitation Program to assist low-to moderate income owner/occupants of one and two unit residential properties.

These programs include:

1. The Home Repair Program, which has a cap of \$4,999, will provide assistance to correct substandard living conditions, address other health and safety hazards and alleviate deficiencies in the structure such as heating, plumbing, and electrical systems. The Town of Cicero Department of Housing will work throughout the next program year to identify a means to deliver and recycle funds to the Town to assist future homeowners in need.
2. The Emergency Assistance Program (EAP) is administered by the Department of Housing. The EAP Program is aimed at providing financial assistance to low income homeowners of the Town of Cicero for the purpose of repairing/replacing an emergency/hazardous housing condition such as a defective heating unit which requires immediate action to restore heat for occupants of the structure, restore air conditioning, plumbing (burst piping), roofing (collapsed), or electrical emergencies. An emergency/hazardous condition remediated which requires immediate action to protect the health and safety of the occupants of the structure, thus preventing their homeowner occupied dwelling from being inhabitable. This program will provide financial assistance for heating emergencies between October 1, 2024 to May 1, 2025 and central air conditioning emergencies from June 1, 2025 to September 30, 2025. Plumbing, roofing, and electrical emergencies will be done throughout the whole program year. The program will provide financial assistance to owner-occupants of one (1) and two (2) unit residential properties in the form of a grant.
3. The Emergency Access Grant for People with Disabilities Program will assist low-moderate income disabled individuals with access to their property in a form of an exterior wheelchair lift, interior chairlift, and or handicap accessibility to eliminate physical barriers which inhibit the use of the dwelling unit by a person with disabilities. The Emergency Access Grant for People with Disabilities Program has been a program in need for the past few years since more individuals need the assistance. During the program year it is anticipated that 3 accessibility projects will be performed.
4. The Town of Cicero is expanding their homeowner renovation programs through the Illinois Homeowner Assistance Fund Home Repair Program (HAFHR) which allows eligible homeowners the ability to address home maintenance needs that were delayed and exacerbated due to the COVID-19 pandemic. The Town has been awarded \$1.7M in funding

from the Illinois Housing Development Authority, and is administering the program with staff from the Department of Housing. Eligible repairs will maintain the habitability of a home and prevent homeowner displacement.

The Town of Cicero has identified several priority project types they would like to invest these funds in to prevent owner displacement:

- Sewer Check Valve and Bypass Pump installation to prevent basement flooding,
- Lead service line replacements, in homes with children under 6,
- Roof, Gutter, and Soffit Replacements,
- Handicap Accessibility Projects (chair lifts, walk in showers, etc.),
- Critical life and health safety violations, and
- Code Upgrades

### **Lead-based Paint**

The Town of Cicero, as with all older communities, contains a large number of dwelling units containing lead based paint. Of these, 22,957 or 93.3% were built prior to 1970; and thus presumed that these dwellings all have lead based paint to some extent. The Town of Cicero Department of Housing has performed lead based paint testing on Home Repair Projects where lead paint may be disturbed. It is anticipated that the Town of Cicero will perform at least 10 lead-based projects to clear any lead-based paint that may have been disturbed during construction.

### **Action to be taken:**

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

1. Continue implementing an education program that provides information on what lead poisoning is, how lead affects children, the importance of screening and methods that individuals may undertake on their own for reducing lead hazards and advising on the effects of good nutrition.
2. Before a building containing residential units is sold, it must be brought up to code and all lead hazards abated. The Town of Cicero using both CDBG funds and TIF funds is looking at implementing a program making deferred payment loans, which are to be repaid when the property is sold. If such a program is deemed feasible, it will be implemented in the next program year's Action Plan. This should result in little or no financial hardship for the homeowner. The Town of Cicero will have first lien on the property. This will return funds to the Town of Cicero, which it can recycle to assist other homeowners in need.
3. The Town of Cicero will continue to provide CDBG funding necessary to implement a program to identify and abate the sources of lead-based paint. With the implementation of the Lead-Based Paint Hazard Reduction regulation under 24 CFR 35 the Town has included Lead- Based Paint Hazard Reduction activities in all its rehabilitation programs. These activities include paint testing, safe work practices, occupant protection, education and clearance testing before re-occupancy.

### **Needs of Public Housing**

The Cicero Housing Authority was established for the purpose of operating and maintaining housing for low-income households. The Federal Government sets the Housing Authority's Program Guidelines. The Housing Authority is funded for 239 units per month, totaling 2,868 units per year of Section 8 housing. Pursuant to these programs, property owners participating in the programs are allowed to charge fair market rents. Those rents as currently applied, are:

- Efficiency \$ 1,210.00
- One - Bedroom \$ 1,290.00
- Two - Bedroom \$ 1,460.00
- Three – Bedroom \$ 1,880.00
- Four - Bedroom \$ 2,200.00

Participants in the program pay a designated sum pursuant to the terms of the Act and Department of Housing and Urban Development pays the balance. All of the eligible units are filled, and there are currently about 100 households on the waiting list. The Cicero Housing Authority currently serves 198 families, including 20 port-ins.

The Cicero Housing Authority has needs in excess of the vouchers available and estimates that it could use at least an additional 250 vouchers in order to meet the needs of those on the waiting list and others. Within the Town of Cicero, there is no publicly owned housing. No public housing units expected to be demolished. Units utilized within the Section 8 program meet all requirements of this program with regard to the physical conditions of the units. The Town of Cicero and the Cicero Housing Authority have common goals, policies, and strategies to increase the supply of decent, safe, and affordable housing; to decrease the number of people living in poverty; to improve declining neighborhoods; to target the same income categories for assistance; to Re-concentrate low-income families on Section 8; to affirmatively further fair housing goals and analyze the impediments to fair housing; to promote home ownership; and to meet public participation requirements as set forth by HUD. The mission of the Cicero Housing Authority and the Town of Cicero in this Plan is to promote adequate and affordable housing, economic development, and a suitable living environment that is free from discrimination.

The Cicero Housing Authority objectives are:

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

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

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

The Cicero Housing Authority continues to explore the possibility of acquiring the Family Self-Sufficiency Program (FSS) and Project Based Vouchers (PBV). Although participating and acquiring both of these programs is preliminary, the Cicero Housing Authority's objective is to identify household participants that may be capable and willing to transition into non-subsidized housing, while creating and executing a plan of full self-sufficiency.

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

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

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

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

### **Eligible Activities**

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

### **Rental Limitations**

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

### **Special Conditions**

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

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

### **Specific Homeless Prevention Elements**

The Town of Cicero is part of Cook County HOME Consortium. Therefore, in preparing Cicero's 5-Year Consolidated Plan all issues relating to housing are subsumed by Cook County's 5-Year Consolidated Plan, which runs concurrent with Cicero's - October 1, 2025 through September 30, 2029. Cook County has prepared the County's Plan on behalf of, and with the assistance of, non-entitlement municipalities and the entitlement communities. These jurisdictions make up the Cook County Consortium. Cook County is the official grantee, which receives the federal CDBG, HOME, and ESG funds from HUD on behalf of the Cook County Consortium. Cook County is responsible for the overall administration, planning, monitoring and reporting requirements for these programs. The following is information received on behalf of the

Alliance to End Homelessness in Suburban Cook County for this year's Annual Action Plan:

### **Homelessness**

One major responsibility of any locality is to ensure the health, welfare and safety of its residents. Planning is essential to coordinate the use of all available resources to aid in the eradication of homelessness in Suburban Cook County. A Homeless person is a person who lacks a fixed, regular, and adequate nighttime residence. To be considered or qualify as a Homeless person, an individual or family must be 1) Literally homeless; 2) At imminent risk of homelessness; 3) Homeless under other federal statutes; and 4) Fleeing/attempting to flee domestic violence. There are limited emergency shelters, transitional housing facilities, safe havens and permanent supportive housing units in suburban Cook County to help aid homeless persons. The primary purpose for an Emergency Shelter is to provide temporary shelter for a homeless person or family/household. Transitional Housing programs provide people experiencing homelessness a place to stay combined with supportive services for up to 24 months. Permanent Supportive Housing (PSH) provides housing (project and tenant based) and supportive services on a long term basis to formerly homeless people. HUD McKinney Vento funded programs require that the clients have a disability for program eligibility, and therefore, the majority of homeless persons in PSH have disabilities.

The most recent Point in time or PIT Survey for the Homeless population taken in Suburban Cook County was conducted on January 31, 2024. A total of 1,188 homeless persons were counted on that date. This is 132 more than last count's total of 1,096. From the 1,188 total homeless persons, almost all were housed in emergency shelters, transitional shelters, permanent supportive housing, or safe havens. Only a total of 114 homeless persons were counted as unsheltered, according to the PIT Survey. 210 homeless persons were recorded as 'chronically homeless'. Any homeless persons with disabilities are housed in PSH.

According to the PIT Survey, a total of 36 Households of homeless persons are Veterans. 627 persons were in Households with children. There are 191 homeless persons reported to have a serious mental illness, and 60 are reported to have suffered or suffer from substance use disorder. There are 12 adult homeless persons reported to have HIV/AIDS, and 173 adult homeless persons are reported to be survivors of domestic violence.

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

92% of the data for the homeless count is taken from the point in time homeless count or PIT Count, and 8% is taken from shelter surveys. The PIT Homeless Count, which includes both sheltered and unsheltered homeless populations, is taken on one (1) single night usually during the last week of January and is conducted biennially. The process is mandated by HUD and is used as a data source in the Annual

Homeless Assessment Report to Congress. The PIT count for Suburban Cook County was taken on January 31, 2024.

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

During this program year, the Town of Cicero will be receiving an Emergency Solutions Grant (ESG) in the amount of \$153,017.00 from the U.S. Department of Housing and Urban Development (HUD). In preparation for this Annual Action Plan, the Town accepted applications for this ESG funding. This grant will be used to address the needs for homeless prevention in the Town of Cicero. Homelessness is an area of focus for the Town of Cicero.

### **Homeless Strategy**

The Town of Cicero will work closely with the suburban Cook Continuum of Care (CoC) and its lead agency, the Alliance to End Homelessness in Suburban Cook County (the Alliance), to align our use of ESG funds with the CoC's efforts. The Town of Cicero collaborates with the Alliance to set targets for the use of ESG funding by ESG components. The Town also emphasizes the outcome-focused performance standards that have been developed in consultation with the CoC during our annual ESG application process and as we monitor Subrecipients throughout each program year.

The Town also held two (2) focus group meetings at the Town of Cicero Library to accept feedback from current homeless and formerly homeless individuals, homeless agencies and other community stakeholders, as to the best way to target ESG funding for the homeless community in Cicero. Questionnaires were distributed to those that attended the focus groups to get feedback as to better address the homelessness issue throughout the Town. **(Information regarding these two meetings can be found under Exhibit 10).**

The following are the budgets and Subrecipients the Town of Cicero will fund using the PY 2025 ESG grants:

<b><u>ESG Subrecipients</u></b>	
Housing Forward	\$ 65,000.00
Beds Plus	\$ 57,500.00
CEDA	\$ 15,000.00
Alliance to End Homelessness	\$ 13,000.00
Town of Cicero	\$ 2,517.00
<b>Total</b>	<b>\$ 153,017.00</b>

Below are the ESG components that are eligible to be funded with ESG funds:

1. Homelessness prevention activities are designed to reduce the number of people who become homeless for the first time. Activities include short or medium-term financial assistance and services as well as tenant and legal services. In addition it includes systems prevention efforts with institutions that may discharge people without stable housing lined up. A newly emerging area of prevention work is identifying the situations that make a person most likely to become homeless and intentionally targeting households with those situations. This reinforces the importance of assessment in the process.
  - Transitional housing is itself going through a transition across the nation. Through research and the emergence of newer housing and service models, it is becoming clearer that transitional housing should prioritize individuals and families going through transitional periods in their lives. Their service needs are acute but not indefinite. Examples include survivors of domestic violence, people in recovery or in treatment, and young adults with a history of child welfare involvement. In order to create the right mix of housing types for those within the homeless system and to promote housing stability and success, the Alliance will focus on redefining the role of transitional housing within local housing continuum and developing alternative funding and service models for transitional housing. The Town of Cicero will participate in and support these efforts as appropriate.
  - Permanent supportive housing is broadly understood to effectively end homelessness for those with disabilities, especially chronically homeless individuals and families. The expansion of permanent supportive housing has been a core feature of the Alliance's work since its inception. The 150 Homes campaign has reached new people and established processes to get chronically homeless off the streets quickly and housed permanently. In short, persons who are assessed and score low will be provided with services only. Those who score in the middle will be targeted with rapid re-housing, and those who score high will be targeted for permanent supportive housing. The Alliance has been working very closely with the Veterans Administration on this initiative. Moreover, the Alliance believes that ending chronic homelessness is attainable in suburban Cook County with more newly created and newly targeted permanent housing. The Alliance will also focus on ensuring that permanent supportive housing targets populations with intensive service needs, those who experience long-term homelessness, those who are vulnerable, and those who are the hardest to house. The Town of Cicero will participate in and support these efforts as appropriate.

2. Rapid Re-housing, short to medium term rental assistance with limited services, is the newest player in terms of interventions on the housing continuum targeted at people experiencing homelessness. While it has many features similar to transitional housing, in rapid re-housing the assistance is temporary but the housing is meant to be permanent. The rapid re-housing programs in suburban Cook County are small given the limited amount of funds available. The Alliance sees rapid re-housing as a key tool to shorten the duration of homelessness, and through staff leadership and the work of many committees and providers, the Alliance will focus on increasing rapid re-housing capacity, ensuring that rapid re-housing targets populations with low to moderate service needs, and developing standards and procedures for rapid re-housing.
3. Street Outreach is directed toward finding people experiencing homelessness who might not use shelter or services. It includes building relationships, checking on and monitoring clients' welfare, assessing vulnerability, linking to services, and providing follow-up case management to ensure successful linkage to services. Outreach is a critical first step in connecting chronically homeless people with the services they need and reducing the length of time they spend homeless. This is a challenge as a result of limited resources available to support such services. The Alliance has been making strides in expanding outreach, and through the work of the Alliance staff and street outreach providers, the Town will focus in partnership towards increasing the geographic coverage of street outreach and securing adequate resources for street outreach.
4. HMIS program component activities are designed to fund ESG recipients' and subrecipients' participation in the HMIS collection and analyses of data on individuals and families who are experiencing homelessness and at-risk of experiencing homelessness. Eligible costs include:
  - Contributing data to the HMIS designated by the CoC for the area
  - HMIS Lead (as designated by the CoC) costs for managing the HMIS system
  - Victim services or legal services provider costs to establish and operate a comparable database
5. Administration – Up to 7.5 % of the ESG funds can be used for administrative activities. These activities include general management, oversight, and coordination on reporting on the program.

### **Community Development**

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

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

There is a need for additional affordable housing for the entire population of Cicero; in particular: the elderly, handicapped, low-income, and other special needs populations. The Town of Cicero has provided many programs to help low-income homeowners with repairs needed on their homes, including roofs, windows, tuck pointing and concrete work. These programs have helped low-to-moderate income homeowners throughout the years to maintain their homes they otherwise would have difficulty in paying for the repairs.

Recently the Town of Cicero accepted applications from Social Service Agencies and other local Non-Profit Agencies. The Town of Cicero Department of Housing received 13 CDBG applications in total. These 13 applications requested \$502,500.00 in Public Service activities and our cap for Public Service Activities was \$262,729. Another \$524,950.00 was requested for Public Facility projects. In addition, the Town also received applications for the PY 2025 ESG grant. Four (4) applications were submitted for this grant totaling \$218,400.00, however, our allocation for this program year is only \$153,017. As a result, there is a significant gap in need and what we can fund.

The Town of Cicero Department of Housing reviewed all applications for HUD activity eligibility and feasibility. The Town of Cicero was able to include most of the applicants for CDBG and ESG in this year's budget, and fund their Public Service and Public Facility activities for PY2025. The Public Facility funds being requested will go towards infrastructure work on dilapidated alleys throughout the Town.

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

The Priorities/Objectives are:

**Priority 1: Housing**

- 14A Single Family Rehabilitation
- 14H Rehabilitation Administration

**Priority 2: Lead Hazard Reduction**

- 14I Lead-Based/Lead Hazard Test/Abatement

**Priority 3: Service to Non-Homeless Persons with Special Needs**

- 05 Public Services
- 05A Senior Services
- 05B Handicapped Services
- 05D Youth Services
- 05L Child Care Services
- 05M Health Services
- 05O Mental Health Services

**Priority 4: Improvements to Public Facilities**

- 03 Public Facility and Improvements
- 03B Handicapped Centers
- 03K Street Improvements

**Priority 5: Homeless Prevention**

**PY2025 Applications Received**

PY 2025 CDBG Applications Received					
Name of Agency	Date Received	Grant	PY24 Amount	Public Service	Public Facility
Boys Club of Cicero	3/11/2025	CDBG	\$30,000.00	\$40,000.00	
Boys & Girls Club of South Cicero	3/11/2025	CDBG	\$7,500.00	\$12,000.00	
Cicero School District 99	3/24/2025	CDBG	\$20,000.00	\$57,500.00	
Family Service & Mental Health Center of Cicero	3/25/2025	CDBG	\$60,000.00	\$65,000.00	
CEDA	4/1/2025	CDBG	\$15,000.00	\$22,000.00	
Cicero Youth Commission	4/7/2025	CDBG	\$46,000.00	\$100,000.00	
WINGS Program, Inc.	4/3/2025	CDBG	-	\$5,000.00	
The Children's Center of Cicero-Berwyn	4/5/2025	CDBG	\$32,500.00	\$63,000.00	
TOC Green Alley Repavement	4/7/2025	CDBG	\$390,054.00		\$500,000.00
Community Support Services	4/7/2025	CDBG	\$20,000.00	\$20,000.00	
Upwards	4/7/2025	CDBG	-	\$48,000.00	
UCP Seguin	4/7/2025	CDBG	\$15,000.00		\$24,950.00
President's Office of Literacy Program	4/14/2025	CDBG	\$30,000.00	\$70,000.00	
			<b>Totals:</b>	<b>\$502,500.00</b>	<b>\$524,950.00</b>

**Town of Cicero, Illinois**

**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

PY 2025 ESG Applications Received					
Name of Agency	Date Received	Grant	PY24 Amount	Public Service	Public Facility
CEDA	4/1/2025	ESG	\$16,125.00	\$32,100.00	
BEDS Plus	4/2/2025	ESG	\$47,500.00	\$90,000.00	
Alliance to End Homelessness	4/3/2025	ESG	\$10,750.00	\$21,400.00	
Housing Forward	4/7/2025	ESG	\$70,000.00	\$74,900.00	
			<b>Totals:</b>	<b>\$218,400.00</b>	<b>\$0.00</b>

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

CDBG Administration and Housing Rehabilitation Programs						
Project	Agency	Project Description	Priority	Performance	Service Area	Budget
2025-0001	Town of Cicero	General Administration	-	N/A	Town-Wide	\$37,500.00
2025-0001	Town of Cicero	Staff Salaries	-	N/A	Town-Wide	\$312,500.00
2025-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	\$100,000.00
2025-0002	Town of Cicero	Housing Staff Salaries	1	N/A	Town-Wide	\$300,000.00
2025-0002	Town of Cicero	Emergency Assistance Program	1	DH-1	Town-Wide	\$125,000.00
2025-0002	Town of Cicero	Emergency Accessibility Program	1	DH-1	Town-Wide	\$75,000.00
2025-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	\$100,000.00
				<b>Total</b>		<b>1,050,000.00</b>

**Town of Cicero, Illinois**

**2025-2029 Five Year Consolidated & Strategic Plan and Program Year 2025 One Year Action Plan**

<b>CDBG Public Services</b>						
2025-0004	Boys Club	After School Program	3	SL-3	Town-Wide	\$30,000.00
2025-0005	Boys & Girls Club of South Cicero	After School Program	3	SL-3	Town-Wide	\$7,500.00
2025-0006	Children's Center	Day Care Services	3	SL-3	Town-Wide	\$32,500.00
2025-0007	Youth Commission	After School Program	3	SL-3	Town-Wide	\$46,000.00
2025-0008	Family Services	Mental Health Services	3	SL-3	Town-Wide	\$60,000.00
2025-0009	Literacy Program	Youth Program	3	SL-3	Town-Wide	\$21,000.00
2025-0010	CEDA	Housing Counseling	3	DH-3	Town-Wide	\$15,000.00
2025-0011	Community Support Services	Handicap Services	3	SL-1	Town-Wide	\$20,000.00
2025-0012	Cicero School District 99	After School Program	3	SL-1	Town-Wide	\$25,000.00
2025-0013	WINGS Program, Inc.	Safe House & Counseling	3	SL-3	Town-Wide	\$5,000.00
				<b>Total</b>		<b>\$262,000.00</b>

<b>CDBG Public Facilities</b>						
2025-0014	Town of Cicero	Green Alley Reconstruction	4	SL-3	Town-Wide	\$439,533.00
				<b>Total</b>		<b>\$439,533.00</b>

**PY 2025 CDBG Total                    \$1,751,533.00**

<b>Housing Forward PY 2025 ESG Budget</b>				
<b>Project</b>	<b>Project Description</b>	<b>Priority</b>	<b>Service Area</b>	<b>Current Budget</b>
Homeless Prevention	Homelessness Prevention	5	Town-Wide	\$37,500.00
Rapid Re-Housing	Homelessness Prevention	5	Town-Wide	\$27,500.00
<b>Total</b>				<b>\$65,000.00</b>

<b>Beds Plus, Inc. PY 2025 ESG Budget</b>				
<b>Project</b>	<b>Project Description</b>	<b>Priority</b>	<b>Service Area</b>	<b>Current Budget</b>
Homeless Prevention	Homelessness Prevention	5	Town-Wide	\$15,000.00
Rapid Re-Housing	Homelessness Prevention	5	Town-Wide	\$42,500.00
<b>Total</b>				<b>\$57,500.00</b>

<b>Alliance to End Homelessness PY 2025 ESG Budget</b>				
<b>Project</b>	<b>Project Description</b>	<b>Priority</b>	<b>Service Area</b>	<b>Current Budget</b>
HMIS	Homelessness Prevention	5	Town-Wide	\$13,000.00
<b>Total</b>				<b>\$13,000.00</b>

<b>CEDA PY 2025 ESG Budget</b>				
<b>Project</b>	<b>Project Description</b>	<b>Priority</b>	<b>Service Area</b>	<b>Current Budget</b>
Homeless Prevention	Homelessness Prevention	5	Town-Wide	\$15,000.00
<b>Total</b>				<b>\$15,000.00</b>

<b>Town of Cicero PY 2025 ESG Budget</b>				
<b>Project</b>	<b>Project Description</b>	<b>Priority</b>	<b>Service Area</b>	<b>Current Budget</b>
Admin	Homelessness Prevention	5	Town-Wide	\$2,517.00
<b>Total</b>				<b>\$2,517.00</b>

**PY 2025 ESG Total                      \$153,017.00**

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### **Antipoverty Strategy**

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

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

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

### **Specific HOPWA Objectives**

**Not Applicable**

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

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

will revisit this policy and amend as needed, to ensure those who need assistance most will benefit from the programs offered.

**Under-served Needs**

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

The Town of Cicero's Grant Writer is working closely with the Department of Housing and will be able to determine the unmet needs in order to apply for outside funding. The Grant Writer will also be instrumental in developing our next strategic plan, and performing a local needs assessment.

The Town of Cicero Department of Housing CDBG staff continues to work on building collaborative relationships with outside agencies such as PADS, the Continuum of Care, Cook County, and neighboring communities. Forming collaborative relationships will allow all parties to strategically plan, and take a proactive approach to issues rather a reactive stance. Needs are not isolated to individual communities, and most issues tend to be regional. By forming regional relationships, communities can share success stories, and learn from one another.

**CERTIFICATIONS/APPLICATIONS**

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

**EXHIBITS**

- |                    |  |
|--------------------|--|
| <b>Exhibit 1.</b>  | <b>PY2025 Projects</b>   |
| <b>Exhibit 2.</b>  | <b>Table 2C/3A</b>   |
| <b>Exhibit 3.</b>  | <b>Housing Needs Table/Housing Market Analysis</b>               |
| <b>Exhibit 4.</b>  | <b>Continuum of Care Homeless Population/Subpopulation Chart</b> |
| <b>Exhibit 5.</b>  | <b>Non-Homeless Special Needs</b>                                |
| <b>Exhibit 6.</b>  | <b>Housing and Community Development Needs</b>                   |
| <b>Exhibit 7.</b>  | <b>Summary of Specific Annual Objectives</b>                     |
| <b>Exhibit 8.</b>  | <b>Notice of Public Hearings</b>                                 |
| <b>Exhibit 9.</b>  | <b>Public Hearing Minutes</b>                                    |
| <b>Exhibit 10.</b> | <b>ESG Focus Group Meetings</b>                                  |
| <b>Exhibit 11.</b> | <b>Resolution</b>  |
| <b>Exhibit 12.</b> | <b>Housing Needs Study</b>                                       |