Town of Cicero
Community Development Block Grant Program
Annual Action Plan Program Year 2026
October 1, 2026 through September 30, 2027

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

Prepared Under the Direction Of:
The Cicero Department of Housing
1634 S. Laramie Avenue
Cicero, Illinois 60804
ttomschin@thetownofcicero.com

Phone: (708) 656-8223
Fax: (708) 656-8342

Tom M. Tomschin
Executive Director

EQUAL HOUSING OPPORTUNITY

Table of Contents

Executive Summary 3
Program Year 2026 Annual Action Plan 4
Resources 7
Performance Measurement System 11
Cicero's Demographic, Census, and Resource Information 11
Managing the Process 21
Citizen Participation Plan 22
Institutional Structure 27
Monitoring 28
Specific Housing Objectives 29
Lead-based Paint 30
Needs of Public Housing 31
Barriers to Affordable Housing 32
Housing Needs Study 34
HOME/ American Dream Down payment Initiative 35
Specific Homeless Prevention Elements 36
Emergency Solutions Grants (ESG) 44
Community Development 47
Antipoverty Strategy 52
Non-homeless Special Needs (91.220 (c) and (e)) 52
Specific HOPWA Objectives 52
Rationale for Geographic Distribution of Assistance 52
Under-served Needs 52

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 second year Action Plan will begin October 1, 2026 and end September 30, 2027.

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 second 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 47 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.

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 a minimum of 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.

Proposed Accomplishments: Fund a variety of water main improvements that will help replace, upgrade or repair aging underground pipes to ensure a safe, reliable, and pressurized supply of clean drinking water.

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 2026 are **$1,779,107.00** and **$153,941.00** respectively. The total will be spent in the following categories:

PY2026 CDBG Budget	
Administration	$ 350,000.00
Housing Program	$ 610,000.00
Lead Reduction	$ 85,000.00
Public Services	$ 265,000.00
Public Facilities	$ 469,107.00
Total PY2026 Budget	**$ 1,779,107.00**

Program Year 2026 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 2026-0001 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
2026-0001	Town of Cicero	General Administration	-	N/A	Town-Wide	$35,000.00
2026-0001	Town of Cicero	Staff Salaries	-	N/A	Town-Wide	$315,000.00
				Total		**$350,000.00**

Project ID 2026-0002 Housing Program…….....….....$ 610,000.00
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
2026-0002	Town of Cicero	Housing Repair Program	1	DH-3	Town-Wide	$135,000.00
2026-0002	Town of Cicero	Housing Staff Salaries	-	N/A	Town-Wide	$300,000.00
2026-0002	Town of Cicero	Emergency Assistance Program	1	DH-1	Town-Wide	$100,000.00
2026-0002	Town of Cicero	Emergency Accessibility Program	1	DH-1	Town-Wide	$75,000.00
				Total		**$610,000.00**

Project ID 2026-0003 Lead Hazard Reduction Program……..…..…….$ 85,000.00
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
2026-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	$85,000.00
				Total		**$85,000.00**

Public Services……..……..…….$ 265,000.00
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
2026-0004	Boys Club	After School Program	3	SL-3	Town-Wide	$30,000.00
2026-0005	Boys & Girls Club of South Cicero	After School Program	3	SL-3	Town-Wide	$7,500.00
2026-0006	Children's Center	Day Care Services	3	SL-3	Town-Wide	$32,500.00
2026-0007	Youth Commission	After School Program	3	SL-3	Town-Wide	$70,000.00
2026-0008	Family Services	Mental Health Services	3	SL-3	Town-Wide	$60,000.00
2026-0009	Literacy Program	Youth Program	3	SL-3	Town-Wide	$10,000.00
2026-0010	Community Support Services	Handicap Services	3	SL-1	Town-Wide	$15,000.00
2026-0011	Cicero School District 99	After School Program	3	SL-3	Town-Wide	$25,000.00
2026-0012	WINGS	Services for Domestic Violence Survivors	3	SL-3	Town-Wide	$5,000.00
2026-0013	Higher Ground Refuge	Youth & YA Program	3	SL-3	Town-Wide	$10,000.00
				Total		**$265,000.00**

Public Facilities……..……..…….$ 469,107.00
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
2026-0014	Town of Cicero	Water Main Improvement	4	SL-3	Town-Wide	$469,107.00
				Total		**$469,107.00**

PY2026 ESG Budget	
Homeless Prevention	$ 52,000.00
Rapid Re-Housing	$ 55,000.00
Street Outreach	$ 27,000.00
Emergency Shelter	-
HMIS	$ 12,500.00
Administration	$ 7,441.00
Total PY2026 Budget	**$ 153,941.00**

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 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Admin	Homelessness Prevention	5	Town-Wide	$3,000.00
Homeless Prevention	Homelessness Prevention	5	Town-Wide	$37,000.00
Street Outreach	Homelessness Prevention	5	Town-Wide	$27,000.00
		Total		**$67,000.00**

Beds Plus, Inc. PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Rapid Re-Housing	Homelessness Prevention	5	Town-Wide	$55,000.00
		Total		**$55,000.00**

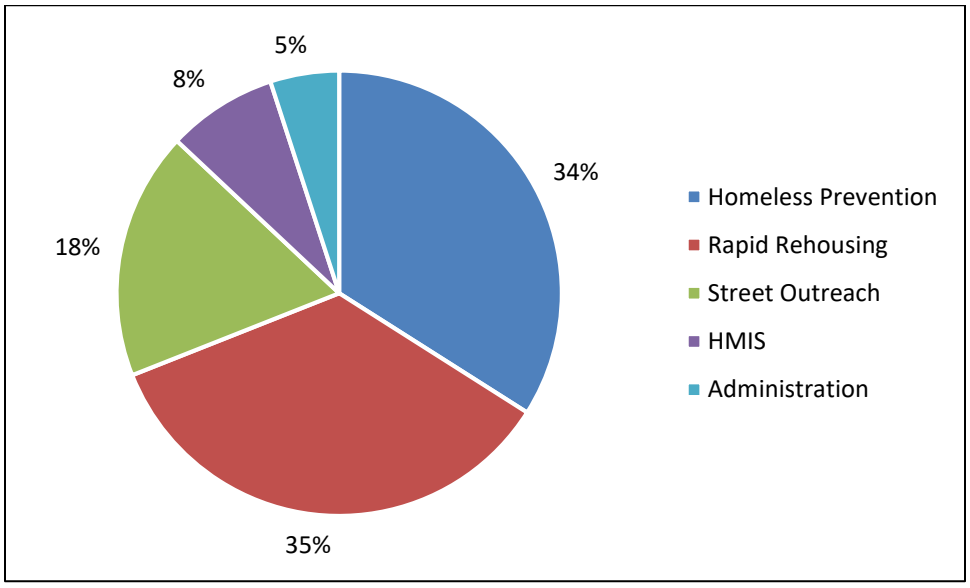
Alliance to End Homelessness PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Admin	Homelessness Prevention	5	Town-Wide	$500.00
HMIS	Homelessness Prevention	5	Town-Wide	$12,500.00
		Total		**$13,000.00**

CEDA PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Homeless Prevention	Homelessness Prevention	5	Town-Wide	$15,000.00
		Total		**$15,000.00**

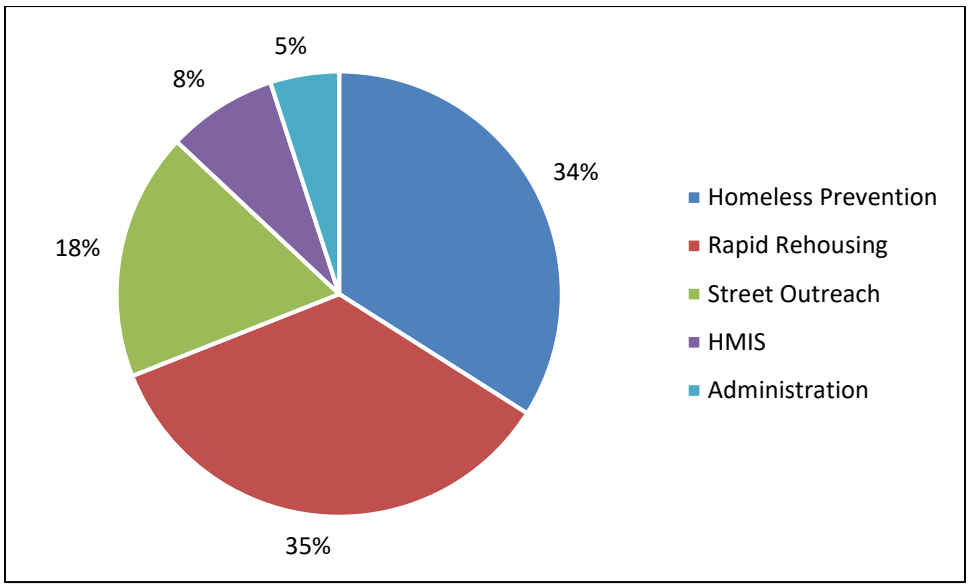
Town of Cicero PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Admin	Homelessness Prevention	5	Town-Wide	$3,941.00
		Total		**$3,941.00**

Resources

PY 2026 CDBG Budget Allocation



PY 2026 ESG Budget Allocation



Federal Resources	
Source	**Amount**
Community Development Block Grant (CDBG)	$1,779,107.00
Section 8	$1,154,948.00
IDOT/STEP	$54,312.82
DCEO	$4,440,500.00
U.S. Department of Justice	$613,865.00
ARPA	$42,882,464.00
PY 2026 Emergency Solutions Grant (ESG)	$153,941.00
Total	**$51,079,137.82**

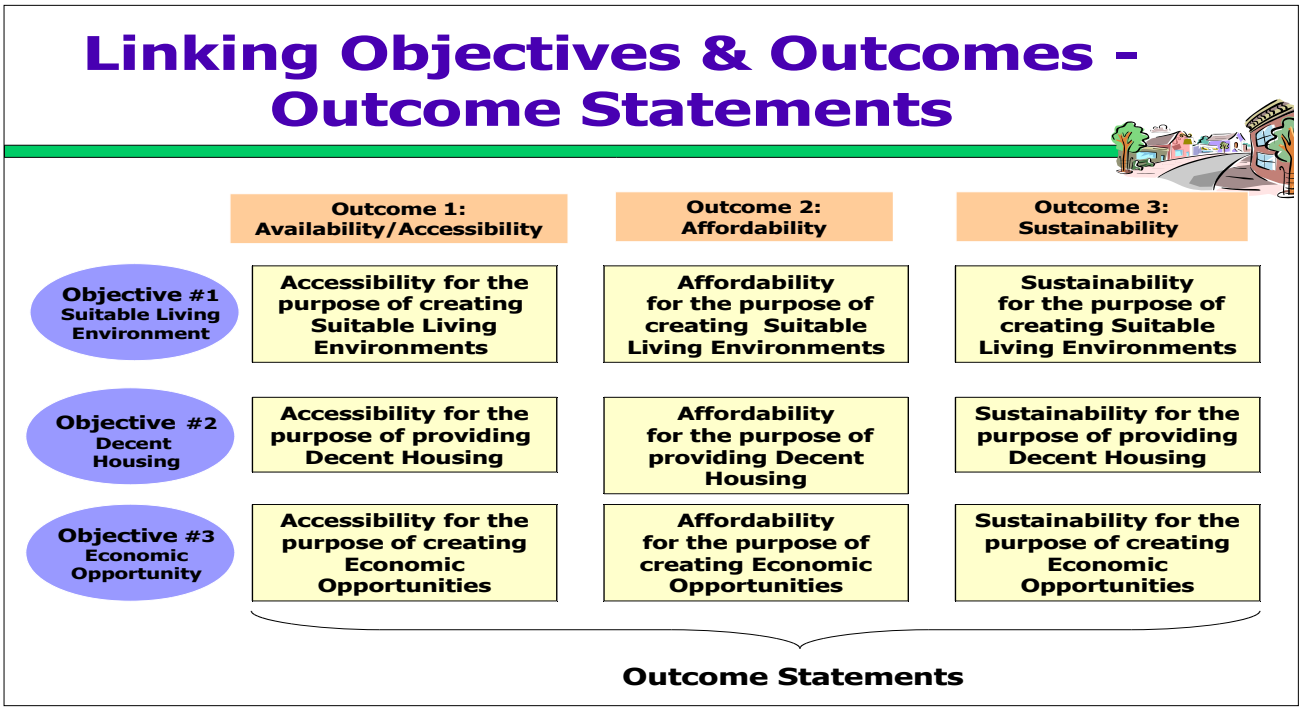
Other Resources	
Source	**Amount**
General Assistance	$21,200.00
Infrastructure	$22,394,533.00
708 Board	$515,000.00
State and Federal Grants	$147,542,126.92
Total	**$170,472,859.92**

State and Federal Resources

Current open grants			
Number	**Grant name**	**Amount**	
1	FY24 ILETSB Recruitment and Retention	$	402,833.00
2	FY26 ILAG Organized Retail Crime	$	90,000.00
3	ARPA allocation	$	42,882,464.00
4	FY22 JAG	$	22,416.00
5	FY23 JAG	$	25,027.00
6	FY24 JAG	$	32,296.00
7	DCEO grant 20-203138	$	750,000.00
8	DCEO grant 24-203171	$	150,000.00
9	DCEO grant 22-203089	$	1,500,000.00
10	DCEO grant 24-203120	$	150,000.00
11	DCEO grant 24-203170	$	340,500.00
12	DCEO grant 24-203597	$	650,000.00
13	DCEO grant 23-203039	$	150,000.00
14	DCEO grant 24-203715	$	223,500.00
15	DCEO grant 25-203267	$	200,000.00
16	DCEO 25-203367	$	300,000.00
17	DCEO SD250418	$	250,000.00
18	FY26 State Police Revocation Enforcement	$	17,364.00
19	Walmart Community grant 1	$	2,000.00
20	Walmart Community grant 2	$	5,000.00
21	IDOT FY26 Sustained Traffic Enforcement Progra	$	54,312.82
22	Bullet Proof Vests FY23	$	13,275.00
23	Bullet Proof Vests FY24	$	10,654.10
24	FY26 Vision and Hearing grant	$	5,285.00
25	IHDA HAFHR	$	2,800,000.00
26	CDBG-DR	$	96,004,000.00
27	USDA Forest Service Grant	$	511,200.00
	Total	**$**	**147,542,126.92**

Performance Measurement System

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

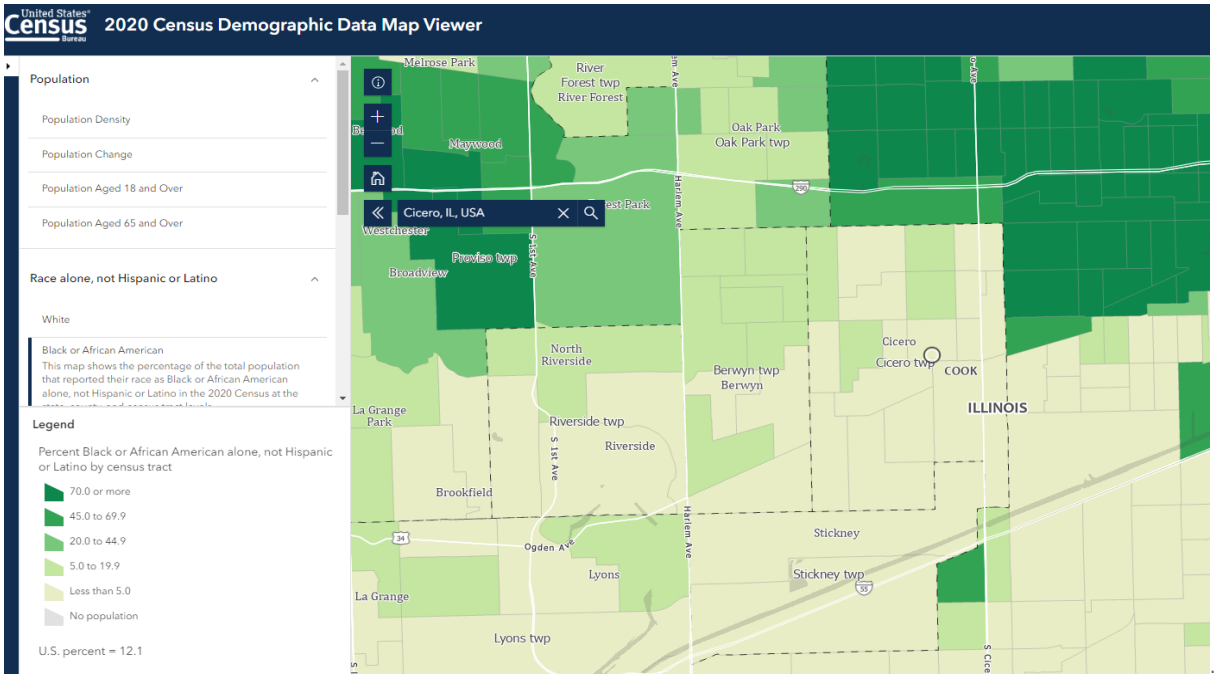


Cicero's Demographic, Census, and Resource Information

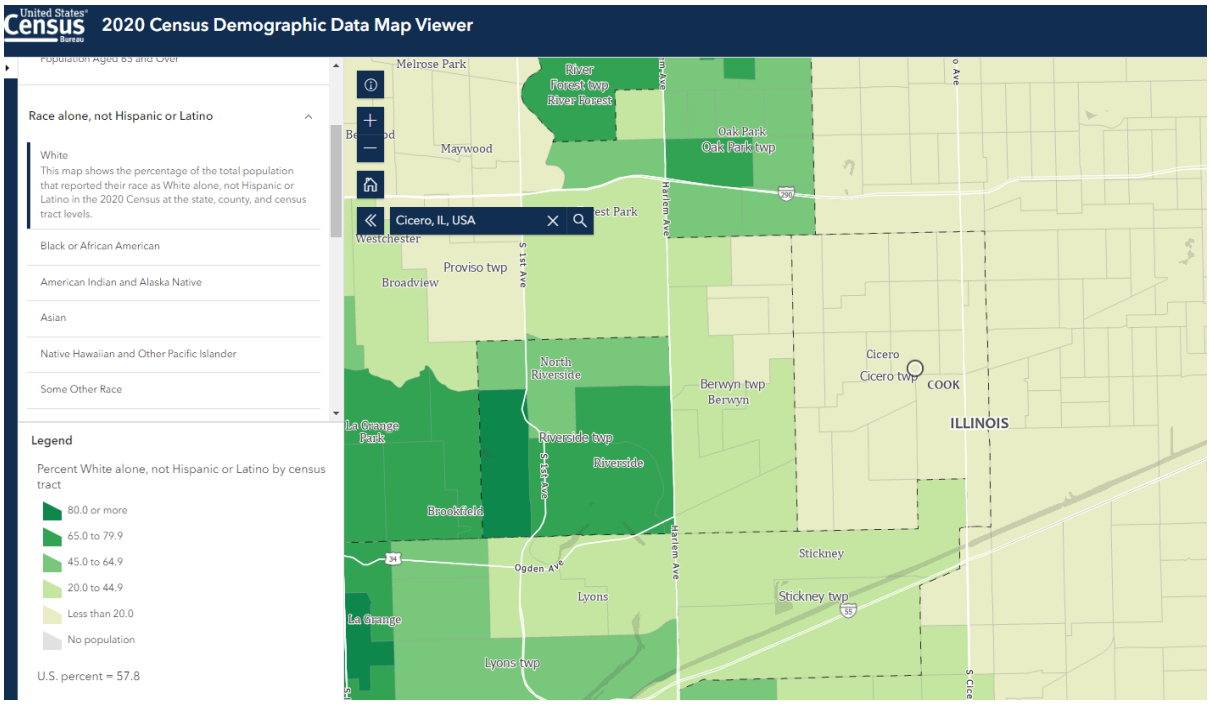
The Town of Cicero is the only incorporated town in Cook County, and one of the oldest and largest municipalities in the State of Illinois. It bears the name of the great Roman statesman of the First Century B.C., Marcus Tullius Cicero. Cicero is composed of eight neighborhoods, with their own distinct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

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

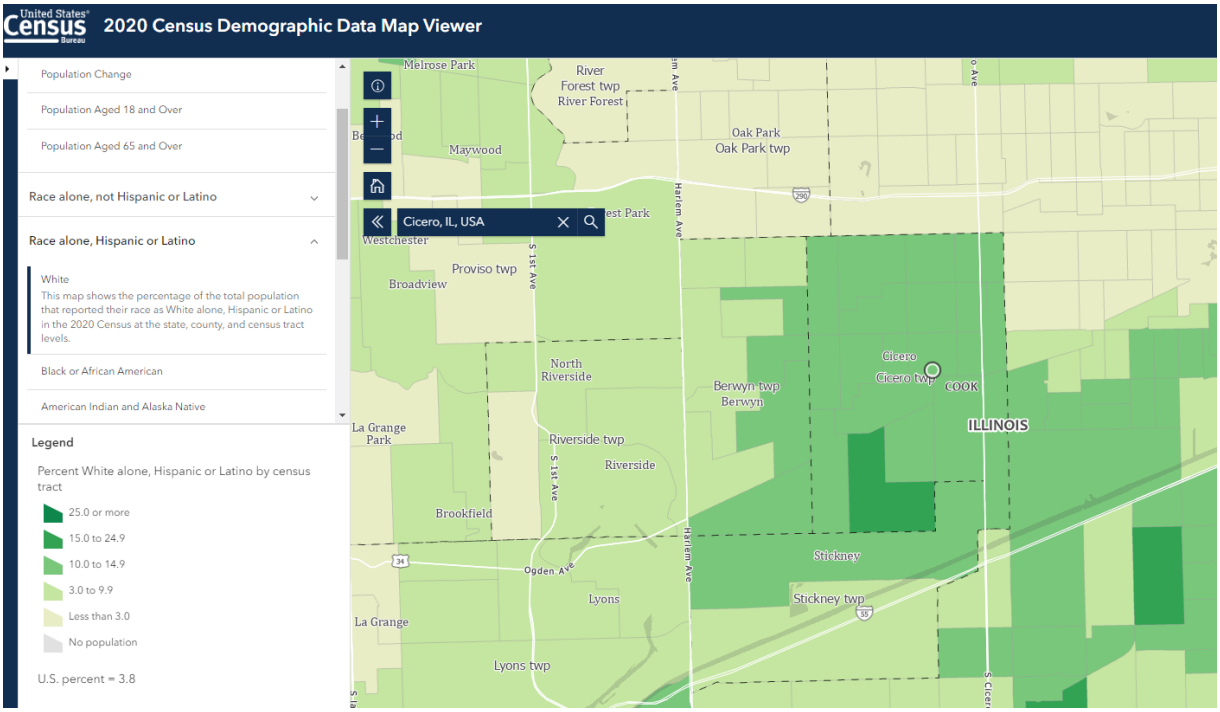
Percent of Persons Who Are Black or African American Alone: 2020 Census
Cicero IL, 60804



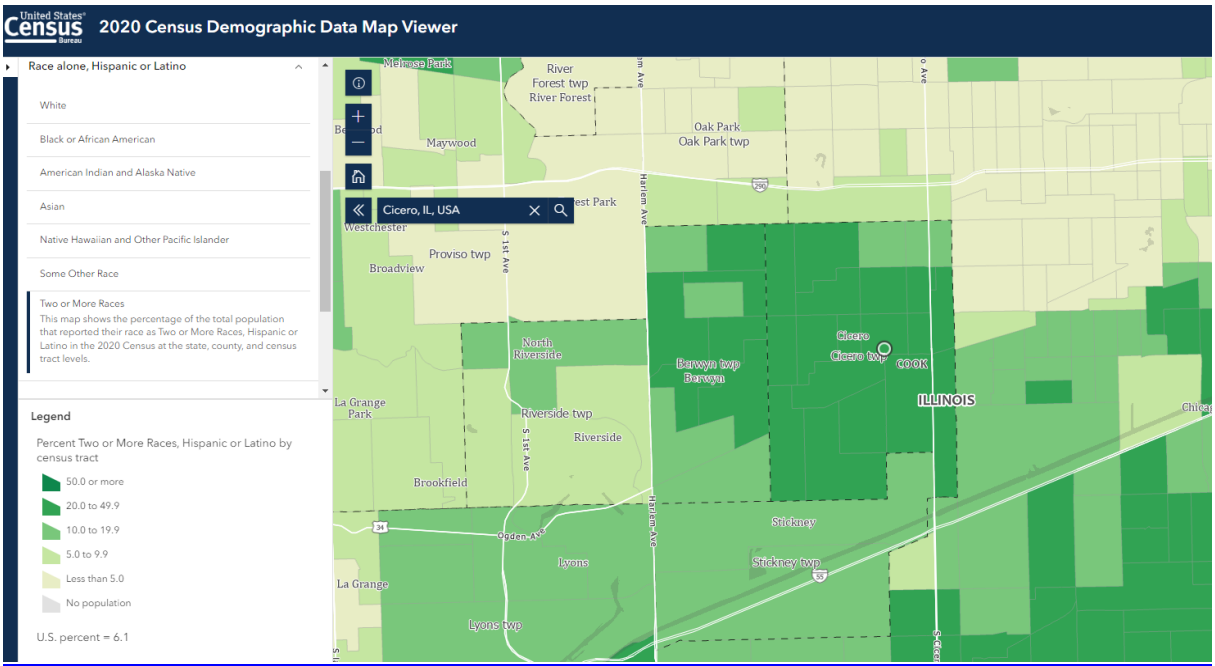
Percent of Persons Who Are White Alone: 2020 Census
Cicero IL, 60804



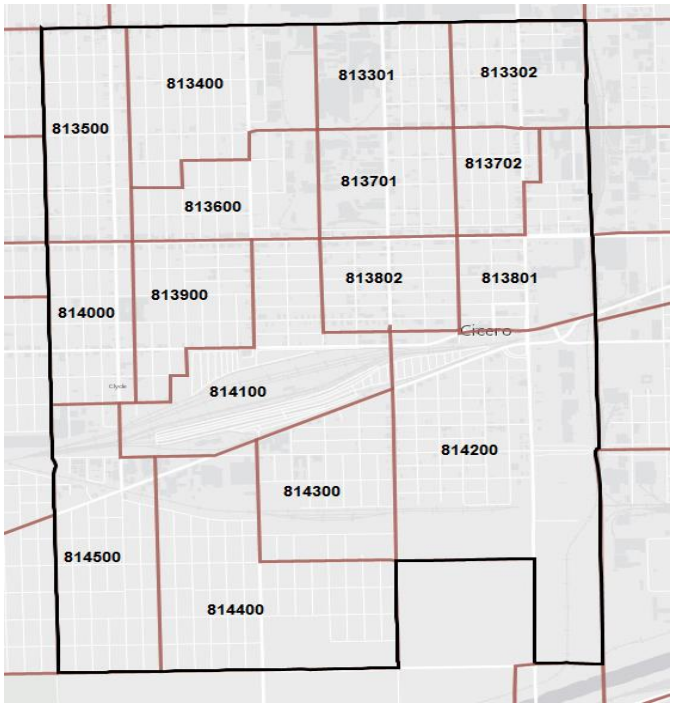
Percent of Persons Who Are Hispanic or Latino: 2020 Census
Cicero IL, 60804



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
171332	CICERO	814500	48.83

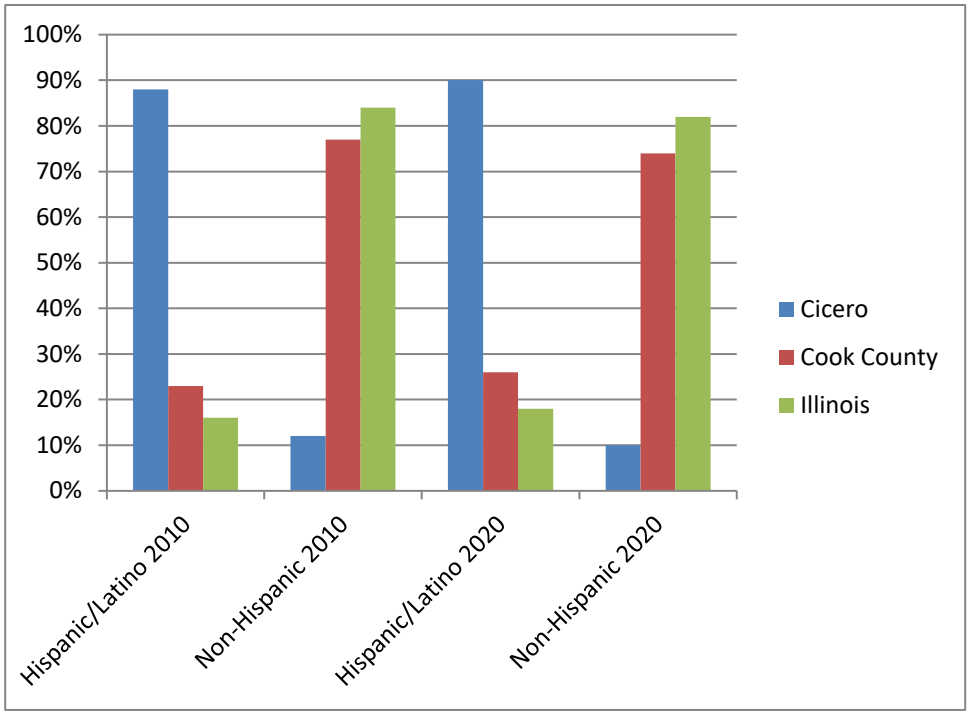
Population Growth

Population Growth 2000-2020 Town of Cicero, Cook County, State of Illinois					
	2000	2010	% Change	2020	% Change
Cicero	**85,616**	**81,716**	**-4.6%**	**82,330**	**1.0%**
Cook County	5,376,741	5,103,582	-5.1%	5,198,275	1.01%
State of Illinois	12,419,293	12,581,313	-1.3%	12,671,821	1.0%

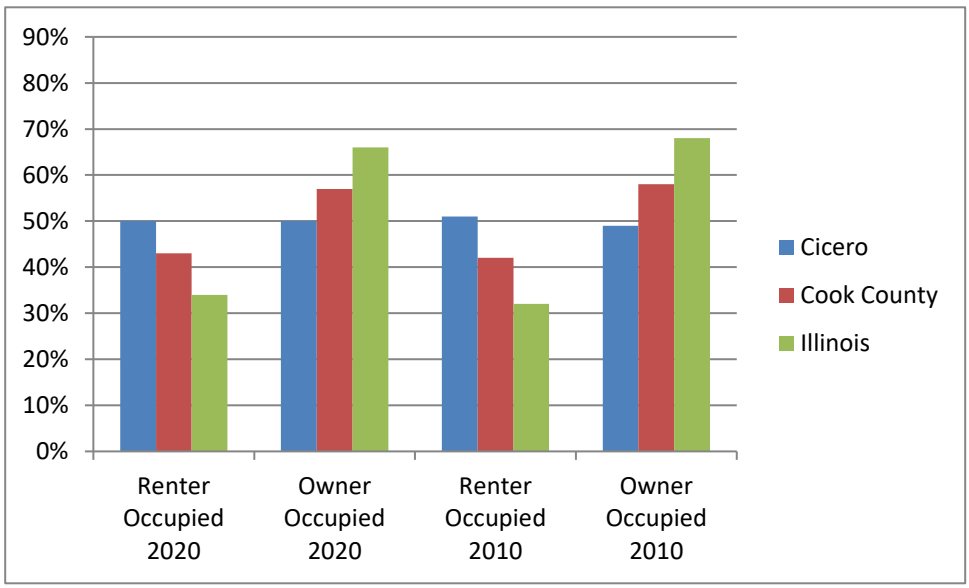
Age Characteristics

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

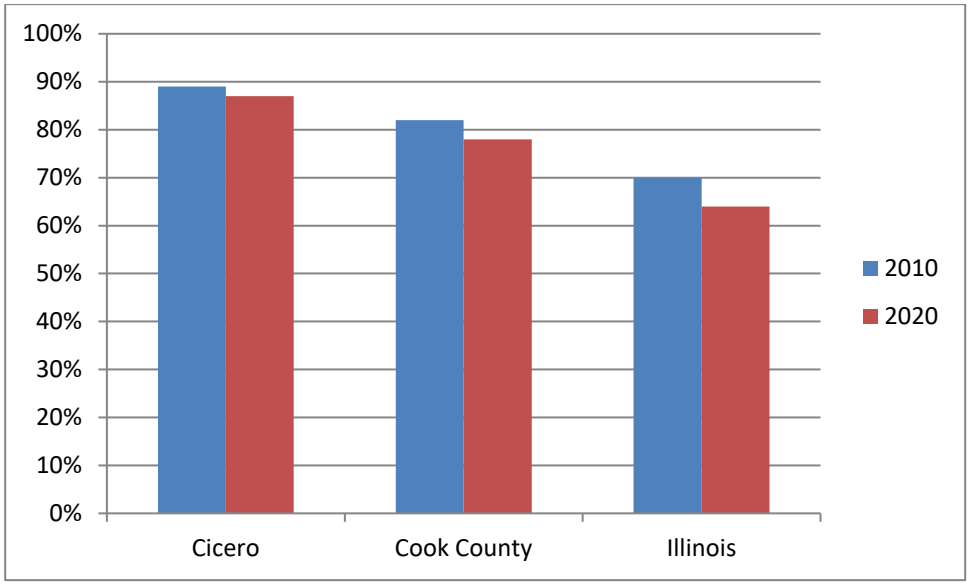
Hispanic or Latino Characteristics



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

Infrastructure Program

TOWN OF CICERO														
2026 INFRASTRUCTURE IMPROVEMENTS BUDGETS AND FUNDING SOURCES														
			2026 FUNDING SOURCE											
#	PROJECT DESCRIPTION	TOTAL	MFT	TOWN FUNDS	WATER DEPT.	TIF #252	TIF #254	IL DCEO	CDBG	Invest in Cook County	MWRD GI	IEPA SRF	ARPA	CDBG DR
1	2025 Water Main Replacement - 31st Street East of Laramie Ave	$ 1,450,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$1,450,000	$ -
2	Combined Sewer Cleaning and Televising - Phase 1	$ 151,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 151,000	$ -
3	Water Meter Replacement - AMR	$ 3,913,000	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$2,913,000	$ -
4	Building Demolition Contract #22 (John Gilen Building)	$ 340,000	$ -	$ 340,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	Building Demolition Contract #24 (Old Town Hall)	$ 600,000	$ -	$ -	$ -	$ 600,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	Building Demolition Contract #25 (Hawthorne Works Water Tower)	$ 400,000	$ -	$ -	$ -	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	2026 Street Rehabilitation - MFT	$ 3,000,000	$3,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	2026 Water Main Replacement - Phase 1 (48th Court)	$ 725,000	$ -	$ -	$ -	$ 725,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	2026 Water Main Replacement - 31st Street West of Laramie Ave	$ 800,000	$ -	$ -	$ 800,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10	2026 Combined Sewer Improvements - Phase	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$1,500,000
11	Pedestrian Crossing Signal - 19th Street & Laramie Ave	$ 180,000	$ -	$ -	$ -	$ -	$180,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12	2026 Green Alley Paving - DCEO	$ 2,400,000	$ -	$ 150,000	$ -	$ 250,000	$ -	$2,000,000	$ -	$ -	$ -	$ -	$ -	$ -
13	Cicero Avenue Streetlight Cable Replacement	$ 600,000	$ 600,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14	2026 Green Alley Paving - CDBG & MWRD	$ 915,533	$ -	$ -	$ -	$ -	$ -	$ -	$439,533	$ -	$476,000	$ -	$ -	$ -
15	Austin Viaduct Lighting Improvements	$ 445,000	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 245,000	$ -	$ -	$ -	$ -
16	21st Place - Lombard Avenue to Central Lighting Impvts	$ 950,000	$ -	$ 200,000	$ -	$ -	$ -	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -
17	2026 Parking Lot Paving & Maintenance Improvements	$ 230,000	$ -	$ 50,000	$ -	$ 150,000	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18	Street Light Pole & Traffic Signal Controller Material Only - MFT	$ 275,000	$ 275,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19	Street Light Pole Installations	$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20	Chicago Master Water Meter Replacement	$ 120,000	$ -	$ -	$ 120,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
21	Combined Sewer Cleaning and Televising - Phase 4	$ 700,000	$ -	$ -	$ 700,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22	Lead Service Line Replacement Program - Year 1	$ 2,400,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$2,400,000	$ -	$ -
		$22,394,533	**$3,875,000**	**$ 1,240,000**	**$ 2,620,000**	**$2,125,000**	**$210,000**	**$2,750,000**	**$439,533**	**$ 245,000**	**$476,000**	**$2,400,000**	**$4,514,000**	**$1,500,000**

2026 Street Rehabilitation :
Cost Estimate: $3,000,000
Funding: MFT Funds
Construction Start Date: July 2026
Estimated Completion Date: October 2026
This project includes resurfacing & reconstruction of various streets

2026 Permeable Alley Paving – MWRD & CDBG
Engineer's Cost Estimate: $915,300
Bid Date: May 2026
Construction Start Date: June 2026
Estimated Completion Date: August 2026
This project includes the reconstruction of 3 alley locations.

2025 Permeable Alley Paving – DCEO
Engineer's Cost Estimate: $2,400,000
Funding: DCEO Grant $2,000,000
Bid Date: June 2026
Construction Start Date: July 2026
Estimated Completion Date: November 2026
This project includes the reconstruction of 5 to 6 alley locations.

Combined Sewer Cleaning and Televising - Phase 4
Engineer's Cost Estimate: $700,000
Funding: Water Department
Construction Start Date: June 2026
Estimated Completion Date: November 2026
This project includes the combined sewer cleaning and televising with spot repairs by the Town Sewer Maintenance Contractor (Combined Sewers – 26th Street to Pershing Road).

2025 Water Main Replacement Program – 31st Street East of Laramie Avenue
Engineer's Cost Estimate: $2,350,000
Funding: Pending
Bid Date: June 2026
Construction Start Date: July 2026
Estimated Completion Date: October 2026
This project includes the replacement of approximately 1700 FT of water main including lead service line replacement on 31st Street – Laramie Avenue to 49th Avenue.

Austin Viaduct Lighting Improvements (Invest in Cook Funds & Town Funds)
Engineer's Cost Estimate: $345,000
Bid Date: July 2026
Construction Start Date: TBD
Estimated Completion Date: TBD
This project includes the installation of a LED tunnel lighting fixtures.

2025 Water Main Replacement Program – Phase 1 (48th Court – 16th St to Roosevelt Rd)
Engineer's Cost Estimate: $725,000
Funding: TIF
Bid Date: February 2026
Construction Start Date: March 2026

Estimated Completion Date: May 2026
This project includes the replacement of approximately 2800 FT of water main with lead service line replacement completed under a separate IEPA funded project.

Lead Service Line Replacement
Engineer's Cost Estimate: $2,150,000
Bid Date: July 2025
Construction Start Date: March 2026
Estimated Completion Date: November 30, 2025
This project includes the replacement of Lead Service Lines with copper water service lines as mandated by EPA. Project will be funded by IEPA State Revolving Loan Funds (SRLF).

21st Place (L Strip Parking Lot) Lighting Improvements – DCEO
Engineer's Cost Estimate: $950,000
Bid Date: June 2026
Construction Start Date: July 2026
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.

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 PY2026, the 708 Community Mental Health Board anticipates on funding the following agencies:

2026 Community Mental Health Board Agencies Funded	
Agency	**Amount**
Cicero Family Service & Mental Health Center	$ 195,000.00
Cicero Youth Commission	$ 30,000.00
The Children's Center	$ 45,000.00
Community Support Services, Inc.	$ 30,000.00
Oak Leyden	$ 10,000.00
Presence Health	$ 45,000.00
Solutions for Care	$ 50,000.00
UPC Seguin	$ 40,000.00
Youth Crossroads, Inc.	$ 40,000.00
A New Awakening	$ 30,000.00
TOTAL AGENCY DISBERSEMENTS	**$ 515,000.00**

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.

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, 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 20 and May 27, 2026, 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 Town of Cicero website (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.

Summary of Citizen Comments
In preparation for the Town of Cicero's Annual Action Plan for Program Year 2026, the Town provided this 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 4, 2026 to Tuesday; July 7, 2026.** The following are the locations that the Action Plan was available for viewing:

Town of Cicero – President's Office – 4949 W Cermak Rd., Cicero, IL 60804
Town of Cicero – Public Safety Building – 5410 W 34th 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 Annual Action Plan was also 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 Tuesday; July 7, 2026 at the Town of Cicero Community Center located at 2250 S 49th Ave., Cicero, IL 60804.** No comments were received electronically or in person during the 30-day comment period or the Public Hearing.

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, Sequin 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 47 new applicants per year. On a yearly basis we estimate on doing 40-50 projects. From the 47 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 47 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 $310,000.00 of its PY2026 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, 2026 to May 1, 2027 and central air conditioning emergencies from June 1, 2026 to September 30, 2026. 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.

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 ……$ 1,240.00
- Two - Bedroom ……..….$ 1,320.00
- Three - Bedroom……...….$ 1,490.00
- Four - Bedroom …….....……..….$ 2,220.00

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 20 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.

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.

Housing Needs Study

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 13)**.

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.

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 28, 2026. A total of **1,380** homeless persons were counted on that date. This is 192 more than last count's total of 1,188. From the 1,380 total homeless persons, almost all were housed in emergency shelters, transitional shelters, permanent supportive housing, or safe havens. Only a total of 104 homeless persons were counted as unsheltered, according to the PIT Survey. 304 homeless persons were recorded as 'chronically homeless'. Any homeless persons with disabilities are housed in PSH.

According to the PIT Survey, a total of 23 Households of homeless persons are Veterans. 696 persons were in Households with children. There are 271 homeless persons reported to have a serious mental illness, and 94 are

reported to have suffered or suffer from substance use disorder. There are 4 adult homeless persons reported to have HIV/AIDS, and 198 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 28, 2026.

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.

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.

EMERGENCY SHELTER PROGRAMS						
ES 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
BEDS PLUS, Inc.	West	0	0	18	18	17
BEDS PLUS, Inc.	South	6	2	3	9	6
BEDS PLUS, Inc.	West	45	12	2	47	47
BEDS PLUS, Inc.	West	22	7	39	61	61
BEDS PLUS, Inc.	West	8	3	0	14	14
BEDS PLUS, Inc.	South	54	17	34	88	88
Bethel Family Resource Center	South	49	12	5	54	54
Connections for the Homeless	North	15	5	39	54	54
Connections for the Homeless	North	0	0	3	3	3
Connections for the Homeless	North	16	4	0	16	8
Connections for the Homeless	North	0	0	5	5	2
Crisis Center for South Suburbia	South	0	0	54	54	34
Family Promise North Shore	North	12	3	2	14	4
Harbour, Inc.,The	North	0	0	4	5	1
Harbour, Inc.,The	North	0	0	4	5	4
Housing Forward	West	0	0	5	5	0
Housing Forward	West	0	0	5	5	3
Housing Forward	West	5	16	40	56	45
Housing Forward	West	0	0	17	17	16
Housing Forward	West	1	3	0	3	3
Housing Forward	West	8	34	0	34	34
Housing Forward	West	0	0	8	8	7
Housing Forward	West	4	10	4	14	7
Housing Forward	West	0	0	24	24	12
Midwest Shelter for Homeless Veterans	All	0	0	0	0	3
Pillars	West	6	15	5	20	3
Respond Now	South	6	18	8	26	15
Respond Now	South	0	0	4	4	1
South Suburban PADS	South	9	23	2	25	20
South Suburban PADS	South	15	42	46	88	86
Wings Program Inc.	North	10	40	5	45	24
YMCA Evanston/ North Shore	North	8	24	42	66	22
YMCA Evanston/ North Shore	North	10	25	15	40	3

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.

TRANSITIONAL HOUSING SHELTER PROGRAMS						
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	South	30	10	0	30	28
BEDS PLUS, Inc.	West	10	4	0	10	8
BEDS PLUS, Inc.	South	6	3	2	8	8
BEDS PLUS, Inc.	South	12	5	4	16	16
Catholic Charities	North	15	4	0	14	14
CEDA	West	0	0	6	6	3
Center of Concern	North	15	4	9	24	24
Connections for the Homeless	North	0	0	6	6	6
Connections for the Homeless	North	5	1	2	7	6
Connections for the Homeless	North	2	1	15	17	17
Crisis Center for South Suburbia	South	28	10	14	42	42
Harbour, Inc., The	North	0	0	9	9	6
Harbour, Inc., The	North	0	0	2	4	4
Harbour, Inc., The	North	0	0	2	2	0
Housing Forward	West	0	0	5	5	5
Northwest Compass, Inc.	North	17	6	2	19	19
Northwest Compass, Inc.	North	4	2	4	8	8
Sarah's Inn	South	35	8	1	36	28
WINGS Program Inc.	North	47	16	2	49	37
WINGS Program Inc.	North	6	2	0	6	0
WINGS Program Inc.	North	3	1	0	3	3
WINGS Program Inc.	North	25	8	7	32	29
WINGS Program Inc.	North	32	10	3	35	35

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.

PERMANENT SUPPORTIVE HOUSING PROGRAMS						
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
BEDS Plus, Inc.	West	2	1	21	23	22
BEDS Plus, Inc.	West	0	0	20	20	19
BEDS Plus, Inc.	West	0	0	32	32	31
BEDS Plus, Inc.	West	9	2	12	21	17
BEDS Plus, Inc.	West	0	0	16	16	13
Catholic Charities	North	15	5	11	26	24
Catholic Charities	North	0	0	19	19	18
Connections for the Homeless	North	2	1	32	34	34
Connections for the Homeless	North	54	13	19	73	61
Connections for the Homeless	North	0	0	8	8	8
Edward J. Hines Jr VA Hospital SCC	ALL	212	55	565	777	683
Housing Forward	West	30	6	70	100	74
Housing Forward	West	4	1	23	27	25
Housing Forward	West	25	7	59	84	76
Housing Forward	West	15	5	60	75	66
Housing Forward	West	2	1	18	20	20
Housing Forward	West	0	0	10	10	9
Housing Options	North	0	0	10	10	10
Housing Options	North	0	0	26	26	11
Northwest Compass, Inc.	North	7	2	8	15	15
Respond Now	South	0	0	12	12	11
South Suburban PADS	South	10	3	4	14	14
South Suburban PADS	South	0	0	16	16	15
South Suburban PADS	South	7	2	18	25	25
South Suburban PADS	South	0	0	7	7	7
South Suburban PADS	South	20	7	50	70	60
South Suburban PADS	South	6	2	18	24	24
Thresholds Inc.	North	0	0	30	30	28
Together We Cope	South	0	0	6	19	19
Together We Cope	South	13	3	9	9	8
WINGS Program Inc.	North	14	5	5	19	19
YWCA Evanston/North	North	12	5	12	24	9

Homeless Demographic Data and Subpopulations

The Cook County's Continuum of Care Homeless Count taken on January 28, 2026 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 1,380 Homeless persons were counted, and from the 1,380 homeless persons, almost all were sheltered. A total of 23 homeless households were veterans. There were 271 adult homeless persons reported to have a Serious Mental Illness and 94 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 4 adult homeless persons were reported to have HIV/AIDS, and 198 adult homeless persons were Survivors of Domestic Violence. Out of the 1,380 homeless persons counted, there were 696 persons 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.

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	South	Comp	30
BEDS PLUS, Inc.	Summit Medical Respite Shelter	Yes	18
BEDS PLUS, Inc.	ES Southwest ReEntry	Yes	9
BEDS PLUS, Inc.	Family Bridge Shelter	Yes	47
BEDS PLUS, Inc.	Interim Housing	Yes	61
BEDS PLUS, Inc.	Medical Bridge	Yes	14
BEDS PLUS, Inc.	IDHS Triage Center	Yes	88
BEDS PLUS, Inc.	TH YHDP Bridge for Youth	Yes	10
BEDS PLUS, Inc.	TH Families in Transition	Yes	8
BEDS PLUS, Inc.	TH YHDP South Bridge for Youth	Yes	16
BEDS PLUS, Inc.	WIN Plus	Yes	23
BEDS PLUS, Inc.	Ogden Ave. Supportive Housing	Yes	20

BEDS PLUS, Inc.	Aging Well	Yes	32
BEDS PLUS, Inc.	IDHS Home ILL Scattered Site	Yes	21
BEDS PLUS, Inc.	Health Recovery	Yes	16
Bethel Family Resource Center	Hotel Shelter	Yes	54
Catholic Charities	TH First Stage IDHS 1288	Yes	14
Catholic Charities	NHA-Family PSH Partnership 1710	Yes	26
Catholic Charities	Family PSH 1733	Yes	19
CEDA	South Suburban Housing Initiative	Yes	6
Center for Concern	TH IDHS E&TH Traditional Housing	Yes	24
Connections for the Homeless	Hotel Emergency Shelter	Yes	54
Connections for the Homeless	Our House Emergency Shelter	Yes	3
Connections for the Homeless	Family Bridge Housing	Yes	16
Connections for the Homeless	Medical Respite Program	Yes	5
Connections for the Homeless	Bridges to Home	Yes	6
Connections for the Homeless	YHDP Connections Youth	Yes	7
Connections for the Homeless	IDHS Homeless Youth Transitional Housing	Yes	17
Connections for the Homeless	PSH Individuals	Yes	34
Connections for the Homeless	PSH for Families	Yes	73
Connections for the Homeless	IDHS Home Illinois	Yes	8
Crisis Center for South Suburbia	Crisis Center for South Suburbia- ES	No	54
Crisis Center for South Suburbia	Crisis Center for South Suburbia Transitional Housing	Comp	42
Edward J. Hines Jr VA Hospital SCC	PSH VASH Vouchers	Yes	777

Family Promise North Shore	Family Promise EmergencyShelter	Yes	14
Harbour, Inc., The	Safe Harbour Emergency Shelter	Yes	5
Harbour, Inc., The	RHY Emergency Shelter	Yes	5
Harbour, Inc., The	Youth In Transition	Yes	9
Harbour, Inc., The	Successful Teens/Effective Parents	Yes	4
Harbour, Inc., The	Youth In Transition Phase2	Yes	2
Housing Forward	Sojourner House	Yes	5
Housing Forward	Sojourner Medical Respite	Yes	5
Housing Forward	Interim Housing	Yes	56
Housing Forward	CCH Medical Respite	Yes	17
Housing Forward	Ohana House	Yes	3
Housing Forward	Families in Transition	Yes	34
Housing Forward	ILDMH Housing Recovery	Yes	8
Housing Forward	WCC Emergency Shelter	Yes	14
Housing Forward	IDHS DMH HHIP Emergency Shelter	Yes	24
Housing Forward	Bridge For Youth	Yes	5
Housing Forward	PSH Open Door Housing	Yes	100
Housing Forward	PSH WIN Plus	Yes	27
Housing Forward	WCHIP Plus	Yes	84
Housing Forward	PSH IDHS SUPR	Yes	75
Housing Forward	PSH Broadview Legacy	Yes	20
Housing Forward	PSH Shelter Plus Care	Yes	10
Housing Options	Pathways	Yes	10
Housing Options	Claire/Ganey Houses	Yes	26
Midwest Shelter for Homeless Veterans	MSHV SubCook	No	0
Northwest Compass, Inc.	TLP CHI 1-Jefferson Hse	Yes	19
Northwest Compass, Inc.	YHDP NW Project	Yes	8
Northwest Compass, Inc.	PSH Community Family Homes IV	Yes	15
Pillars	Constance Morris House	No	20
Respond Now	IDHS ETH ES	Yes	26
Respond Now	Medical Respite	Yes	4
Respond Now	PSH Respinding with Care	Yes	12
Sarah's Inn	Safe Bridge	Comp	36
South Suburban PADS	IDHS Family Bridges	Yes	25

South Suburban PADS	Hotel Shelter	Yes	88
South Suburban PADS	PSH NSP	Yes	14
South Suburban PADS	PSH Wellness Center	Yes	16
South Suburban PADS	PSH WIN Plus	Yes	25
South Suburban PADS	PSH WCHIP Plus	Yes	7
South Suburban PADS	Southland Supporting Housing	Yes	70
South Suburban PADS	IDHS Southland Expansion	Yes	24
Thresholds Inc.	PSH Esperanza	Yes	30
Together We Cope	Families First PSH	Yes	19
Together We Cope	Rising Together	Yes	9
WINGS Program Inc.	Safe House	No	45
WINGS Program Inc.	Transitional Housing	Comp	49
WINGS Program Inc.	McCabe House Shared Living	Comp	6
WINGS Program Inc.	CanDota LCMM	Comp	3
WINGS Program Inc.	IDHS Transitional Housing	Comp	32
WINGS Program Inc.	Suburban DV TH Joint TH/RRH	Comp	35
WINGS Program Inc.	PSH	Comp	19
YMCA Evanston/ North Shore	PSH	Comp	24
YMCA Evanston/ North Shore	YMCA Domestic Violence Services Emergency Shelter	No	66
YMCA Evanston/ North Shore	Hotel Shelter	No	40

Emergency Solutions Grants (ESG)

During this program year, the Town of Cicero will be receiving an Emergency Solutions Grant (ESG) in the amount of **$153,941.00** 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. The Alliance to End Homelessness in Suburban Cook County (the Alliance) is the nonprofit organization responsible for planning and coordinating homeless services and housing options in suburban Cook County and leads the local Continuum of Care (CoC). The Alliance, as the CoC, coordinates annual funding applications for and distribution of HUD Shelter Plus Care and Supportive Housing Program dollars to address the needs of homeless persons, and those at risk of homelessness throughout suburban Cook County. The Alliance recently completed a strategic plan, providing a comprehensive look at homeless trends in suburban Cook County. The Alliance found that while homelessness is predominantly an issue afflicting single-individuals, a growing share of the homeless population is in families. 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 ⅔. 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 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 11).***

The following are the budgets and Subrecipients the Town of Cicero will fund using the PY 2026 ESG grants:

PY 2026 ESG Funding	
Housing Forward	$67,000.00
Bed's Plus	$55,000.00
Alliance to End Homelessness	$13,000.00
CEDA	$15,000.00
Town of Cicero Admin	$3,941.00
Total Funded	**$153,941.00**

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

1) Street Outreach is directed toward finding people experiencing homelessness who might not use shelter or services. It includes building relationships, checking on and monitoring clients' welfare, assessing vulnerability, linking to services, and providing follow-up case management to ensure successful linkage to services. Outreach is a critical first step in connecting chronically homeless people with the services they need and reducing the length of time they spend homeless. This is a challenge as a result of limited resources available to support such services. The Alliance has been making strides in expanding outreach,

and through the work of the Alliance staff and street outreach providers, the Town will focus in partnership towards increasing the geographic coverage of street outreach and securing adequate resources for street outreach.

2) 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.

3) 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.

4) The HMIS program component allows HMIS Lead Entities to operate the HMIS, which includes leasing a structure in which the HMIS operates, purchasing or leasing computer hardware, software and/or

leasing equipment, operating the structure in which the HMIS is housed, and covering other costs related to establishing, operating, and customizing a CoC's HMIS, such as:

- Paying salaries for operating HMIS
- Staff training
- Staff transportation costs to conduct intake
- Payment of participation fees charged by the HMIS Lead

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.

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.

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 12 CDBG applications in total. These 12 applications requested $542,500.00 in Public Service activities and our cap for Public Service Activities was $265,000. Another $750,000.00 was requested for Public Facility projects.

In addition, the Town also received applications for the PY 2026 ESG grant. Four (4) applications were submitted for this grant totaling $192,700.00, however, our allocation for this program year is only $153,941. As a result, there is a 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 PY2026. 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

PY2026 Applications Received

PY2026 CDBG Applications Received					
#	Name of Agency	Date Rcvd	Grant type	Public Service	Public Facility
1	Boys Club of Cicero	3/12/2026	CDBG	$40,000.00	
2	Boys & Girls Club of South Cicero	3/12/2026	CDBG	$12,000.00	
3	Presidents Office of Literacy	3/24/2026	CDBG	$70,000.00	
4	WINGS Program, Inc.	4/6/2026	CDBG	$5,000.00	
5	Cicero School District 99	4/7/2026	CDBG	$57,500.00	
6	CEDA	4/7/2026	CDBG	$15,000.00	
7	The Children's Center of Cicero-Berwyn	4/10/2026	CDBG	$48,000.00	
8	Higher Ground Refuge	4/13/2026	CDBG	$115,000.00	
9	Community Support Services	4/13/2026	CDBG	$20,000.00	
10	Cicero Youth Commission	4/13/2026	CDBG	$100,000.00	
11	Family Service & Mental Health Center of Cicero	4/13/2026	CDBG	$60,000.00	
12	TOC Water Main Improvements	4/13/2026	CDBG		$750,000.00
			Totals:	**$542,500.00**	**$750,000.00**

PY2026 ESG Applications Received					
#	Name of Agency	Date Rcvd	Grant type	Public Service	Public Facility
1	Alliance to End Homelessness	3/26/2026	ESG	$21,400.00	
2	CEDA	4/8/2026	ESG	$16,050.00	
3	Housing Forward	4/13/2026	ESG	$80,250.00	
4	BEDS Plus	4/13/2026	ESG	$75,000.00	
			Totals:	**$192,700.00**	**$0.00**

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.

Administration and Housing Rehabilitation Program						
Project	**Agency**	**Project Description**	**Priority**	**Performance**	**Service Area**	**Budget**
2026-0001	Town of Cicero	General Administration	-	N/A	Town-Wide	$35,000.00
2026-0001	Town of Cicero	Staff Salaries	-	N/A	Town-Wide	$315,000.00
2026-0002	Town of Cicero	Housing Rehab Program	1	DH-3	Town-Wide	$135,000.00
2026-0002	Town of Cicero	Housing Staff Salaries	1	N/A	Town-Wide	$300,000.00
2026-0002	Town of Cicero	Emergency Assistance Program	1	DH-1	Town-Wide	$100,000.00
2026-0002	Town of Cicero	Emergency Accessibility Program	1	DH-1	Town-Wide	$75,000.00
2026-0003	Town of Cicero	Lead Hazard Reduction	2	DH-3	Town-Wide	$85,000.00
				Total		**$1,045,000.00**

Public Services						
2026-0004	Boys Club	After School Program	3	SL-3	Town-Wide	$30,000.00
2026-0005	Boys & Girls Club of South Cicero	After School Program	3	SL-3	Town-Wide	$7,500.00
2026-0006	Children's Center	Day Care Services	3	SL-3	Town-Wide	$32,500.00
2026-0007	Youth Commission	After School Program	3	SL-3	Town-Wide	$70,000.00
2026-0008	Family Services	Mental Health Services	3	SL-3	Town-Wide	$60,000.00
2026-0009	Literacy Program	Youth Program	3	SL-3	Town-Wide	$10,000.00
2026-0010	Community Support Services	Handicap Services	3	SL-1	Town-Wide	$15,000.00
2026-0011	Cicero School District 99	After School Program	3	SL-1	Town-Wide	$25,000.00
2026-0012	WINGS		3		Town-Wide	$5,000.00
2026-0013	Higher Ground Refuge		3		Town-Wide	$10,000.00
				Total		**$265,000.00**

Public Facilities						
2026-0014	Town of Cicero	Water Main Improvements	4	SL-3	Town-Wide	469,107.00
				Total		**$469,107.00**

PY 2026 CDBG Total $1,779,107.00

Housing Forward PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Admin	Homelessness Prevention	5	Town-Wide	$3,000.00
Homeless Prevention	Homelessness Prevention	5	Town-Wide	$37,000.00
Street Outreach	Homelessness Prevention	5	Town-Wide	$27,000.00
		Total		**$67,000.00**

Beds Plus, Inc. PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Rapid Re-Housing	Homelessness Prevention	5	Town-Wide	$55,000.00
		Total		**$55,000.00**

Alliance to End Homelessness PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
HMIS	Homelessness Prevention	5	Town-Wide	$12,500.00
Admin	Homelessness Prevention	5	Town-Wide	$500.00
		Total		**$13,000.00**

CEDA PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Homeless Prevention	Homelessness Prevention	5	Town-Wide	$15,000.00
		Total		**$15,000.00**

Town of Cicero PY 2026 ESG Budget				
Project	**Project Description**	**Priority**	**Service Area**	**Current Budget**
Admin	Homelessness Prevention	5	Town-Wide	$3,941.00
		Total		**$3,941.00**

PY 2026 ESG Total $153,941.00

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

Under-served Needs

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

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.