

DRAFT

City of Des Plaines PY2024 CDBG Annual Action Plan



Prepared by the City of Des Plaines
Department of Community and Economic
Development

Planned Date of Adoption: August 5, 2024

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The Process

AP-05 EXECUTIVE SUMMARY–91.200(C), 91.220(B)

Introduction

The City of Des Plaines is classified as an entitlement community with a population of over 60,000 and receives an annual allocation of Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD).

The city expects to receive \$320,394 in CDBG funding for PY2024. This reflects a 2.65% increase from the previous year. The city plans to reprogram \$35,151 from the last program year. The annual CDBG budget is determined by HUD through a statutory dual formula that uses several objective measures of community needs that include: extent of poverty, population, housing overcrowding, age of housing, and population growth lag in respect to other metropolitan areas. The city will use 100% of the grant to assist low- and moderate-income households.

The City's Annual Action Plan for PY2024 outlines programs and activities funded by the CDBG budget from October 1, 2024, to September 30, 2025, aligned with goals in the Consolidated Plan. HUD requires three key documents from CDBG recipients: the Consolidated Plan, the Annual Action Plan, and the CAPER. The Consolidated Plan, updated every five years, provides a community snapshot and long-term goals. The Annual Action Plan allows for yearly adjustments to meet goals or address new issues, with the CAPER reporting program results. The Annual Action Plan and CAPER must be submitted annually.

Although a member of the Cook County Consortium, the City will continue to receive a direct allocation of CDBG funds from HUD, and the strategies developed for the use of our CDBG funding are specific to the City of Des Plaines.

Summary of the objectives and outcomes identified in the Plan

The City of Des Plaines identified five community priorities in the Strategic Plan through a needs assessment and public participation:

- 1) Capital Improvements: Preserve Existing Housing Stock
- 2) Capital Improvements: Improve Public Facilities and Public Infrastructure
- 3) Public Services: Provide Financial Assistance for Housing Programs/Services
- 4) Public Services: Provide Financial Assistance for Non-Housing Programs/Services
- 5) Conduct Planning and Administration Activities

The City of Des Plaines' entitlement grant is limited; thus, not all programs will be funded with CDBG funding in a given Program Year. In the Consolidated Plan, the City of Des Plaines included programs that do not receive funding to ensure that the priorities of the community are met through a variety of resources.

The Community Needs are listed by HUD codes and categories. Priorities are assigned as follows:

- High-Currently funded (with CDBG funds)
- Medium-Currently funded (with CDBG funds)
- Low-Reliant upon outside support and resources

Evaluation of past performance

The City of Des Plaines has been a recipient of the CDBG funds since 1974. Since the beginning of the program, the City has obtained several million dollars in CDBG funds to address housing and community development needs for low- and moderate-income residents. The city has effectively worked with HUD over the last 50 years of the program's existence and has consistently complied with all the federal requirements of the program.

Performance measurements have been developed for each program funded through CDBG. Every program has been assigned objectives, outcomes, and indicators. The three objectives are a suitable living environment, decent housing, and creating economic opportunities. The three outcome categories are availability/accessibility, affordability, and sustainability. Accomplishments for all programs are reported in HUD's Integrated Disbursement and Information System (IDIS). At the end of each Program Year, a CAPER is submitted to HUD and posted on the City's website, which identifies the accomplishments and level of progress in meeting the priorities and goals identified in the five-year Consolidated Plan for that respective year.

After COVID, the City of Des Plaines was carrying over \$600,000 into program year 2022. However, in PY2022 the City expended \$493,557 and it is estimated that over \$400,000 will be expended by the end of PY2023 on September 30, 2024. This amount is substantially more than previous years. Increased use of grant funding can be attributed to higher allocations to the Des Plaines Park District for projects at Seminole Park, plus funding for the City's Street and Sidewalk Projects. HUD requires the use of CDBG funding in a timely manner each year.

Summary of Citizen Participation Process and consultation process

The City of Des Plaines PY2024 CDBG Annual Action Plan public comment period begins on June 5, 2024, and ends on July 8, 2024. Notification of this period was published in the *Des Plaines Journal & Topics Newspaper* on May 29, 2024. The Draft Plan was made available on the City website and at City Hall on June 5, 2024. During this time, citizens were invited to submit written comments or recommendations to the City. The Public Hearing will be held on June 27, 2024 to allow the public to present any questions or comments about the Annual Action Plan. Community and Economic Development staff will give a brief review of the CDBG Program and the purpose of the Annual Action Plan. Comments will be included in the final plan. The Annual Action Plan is scheduled to be adopted on August 5, 2024.

Summary of public comments

The public comment period will close on July 8, 2024. Any public comments will be summarized in this report after this period has ended.

Summary of comments or views not accepted and the reasons for not accepting them

N/A

Summary

One proposal has been received as of the date that the draft was published.

PR-05 LEAD & RESPONSIBLE AGENCIES (91.200(B))

Agency/entity responsible for preparing/administering the Annual Action Plan

The following are the agencies/entities responsible for preparing the Annual Action Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DES PLAINES, IL	Community and Economic Development
CDBG Administrator	DES PLAINES, IL	Community and Economic Development

Table 1 – Responsible Agencies

Narrative

The Community and Economic Development Department of the City of Des Plaines is responsible for the preparation of this Consolidated Plan and is the agency responsible for administering the City’s CDBG programs.

Annual Action Plan Public Contact Information

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AP-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

Introduction

In order to develop the 2020-2024 Consolidated Plan, the City of Des Plaines' Community Development Department consulted with the following City divisions: Public Works and Engineering, Human Services, Economic Development, and Code Enforcement. Additionally, the City made local and regional nonprofit service providers and community residents aware of the Draft Plan and 30-day comment period by means of a public notice in a regional newspaper, website notices, and a public hearing. In general, the data used for this Annual Action Plan comes from consulted organizations, the United States Census Bureau, and HUD.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))

The City of Des Plaines consulted with individuals, residents, government departments, nonprofit organizations, and others concerning the development of the Annual Action Plan. The City maintained constant contact with the public, assisted housing providers, governmental health, mental health, and service agencies. Meetings with City staff were made available.

The Human Services Division works with other entities regularly regarding housing health, mental health, and services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City relies on the Alliance to End Homelessness in Suburban Cook County, which is the Continuum of Care coordinator for suburban Cook County, to provide data and expertise regarding the needs of homeless persons and persons at risk of homelessness. The Alliance's most recently adopted strategic plan (A Strategic Plan Forward to End Homelessness: 2019-2022 Strategic Plan, April 2019) was consulted to shape the policies of the Consolidated Plan in regards to homelessness.

The City stays informed of Continuum of Care's activities through the review of publicly available information from the Association of Homelessness Advocates in the North/Northwest District (AHAND), which is a coordinating entity of the Alliance to End Homelessness in Suburban Cook County and operates in an area that includes Des Plaines. The City also receives input from local social service providers to form the City's strategy that addresses the needs of the homeless and reduces the risk of future homelessness. Finally, the Community and Economic Development Department works with City agencies, such as the Department of Health and Human Services and the Police Department, to implement programming that addresses homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS

The City does not receive Emergency Solutions Grant funds, but the Department has worked in previous program years with social service sub-recipients to develop policies and evaluate outcomes of the City's homelessness prevention efforts. Presently the City provides funding through the "Social Service Funding" program for a variety of organizations that provide homelessness prevention services.

Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies, and other entities.

See table on following page.

1	Agency/Group/Organization	CITY OF DES PLAINES
	Agency/Group/Organization Type	Other government-Local Grantee Department
	What section of the Plan was addressed by the Consultation?	Annual Goals & Objectives Projects
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community & Economic Development Department consulted with the City of Des Plaines' Health & Human Services Division and Police Department concerning community needs and services being provided by local nonprofit agencies.
2	Agency/Group/Organization	COOK COUNTY
	Agency/Group/Organization Type	Other government- County
	What section of the Plan was addressed by the Consultation?	Annual Goals & Objectives Projects Other Actions: Emergency Management
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City joined the Cook County HOME Consortium on October 1, 2016. As a result, the City terminated its individual 2020-2024 Consolidated Plan and 2024 Annual Action Plan, which was incorporated into Cook County's 2020-2024 Consolidated Plan. The City examined Cook County's "Planning for Progress" and the 2020-2024 Consolidated Plan to ensure that these documents were consistent with the City's goals.
3	Agency/Group/Organization	HOUSING AUTHORITY OF COOK COUNTY
	Agency/Group/Organization Type	Public Housing Authority Services-Housing
	What section of the Plan was addressed by the Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant Annual Action Plan sections.
4	Agency/Group/Organization	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services-Housing Other government-State

	What section of the Plan was addressed by the Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant Annual Action Plan sections.
5	Agency/Group/Organization	CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by the Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant Annual Action Plan sections.
6	Agency/Group/Organization	DES PLAINES PARK DISTRICT
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by the Consultation?	Goals & objectives Projects
7	Agency/Group/Organization	NORTH WEST HOUSING PARTNERSHIP (NWHP)
	Agency/Group/Organization Type	Nonprofit agency Home Rehabilitation Homes for Sale Affordable Housing
	What section of the Plan was addressed by the Consultation?	Goals & objectives Projects

	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The North West Housing Partnership is dedicated to creating and implementing programs to promote economically diverse housing. Through a fiscally responsible and multi-faceted approach, North West Housing Partnership promotes public and private partnerships that create and preserve cost-effective quality housing for low- and moderate-income residents and workers through housing development and renovation, education, and advocacy. The agency has been invited to provide input into the Annual Action Plan through e-mail communications, on-site meetings, and its application for CDBG funding. North West Housing Partnership has been a sub-recipient agency for the City of Des Plaines, and therefore, communication with this agency has been ongoing.
8	Agency/Group/Organization	Federal Communications Commission (FCC)
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by the Consultation?	Other: Digital Divide
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Federal Communications Commission (FCC) administers the Affordable Connectivity Program (ACP) that provides a discount toward internet service for households with incomes at or below 200% of the Federal Poverty guidelines. Des Plaines residents meeting the household requirements are eligible for this program. FCC documentation on their website was consulted for this Annual Action Plan. Three providers in Des Plaines, AT&T, Comcast, and Verizon, participate in the federal Affordable Connectivity Program (ACP) which offers discounted broadband services to Des Plaines residents.

9	Agency/Group/Organization	Des Plaines Public Library
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by the Consultation?	Other: Digital Divide
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Des Plaines Public Library provides computers with internet access to the public during business hours, accessible for free to all Des Plaines residents. The library's public computer policies were consulted for this Annual Action Plan.

Table 2 – Agencies, groups, organizations that participated

Identify any Agency Types not consulted and provide a rationale for not consulting

The City operates on an open consultation process. Notices of the public comment period and the public hearing were posted on the City’s website. Some of the individuals and groups that participated in the process are identified above. No individuals or agencies were intentionally left out.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Planning for Progress, Cook County’s Consolidated Plan and Comprehensive Economic Development Strategy, 2015-19	Cook County and CMAP	As a municipality within the Greater Cook County, the broad objectives and methods outlined support for more localized objectives for the City of Des Plaines.
City of Des Plaines Comprehensive Plan February 2019	City of Des Plaines	This plan called for the use of CDBG funds to support housing rehab, assistance to renters, and the creation of housing counseling programs.
A Strategic Plan to End Homelessness 2019-2022 Strategic Plan April 2019	Alliance to End Homelessness in Suburban Cook County	The Alliance is a primary resource on homelessness issues in the county, and their goals to lower the risk of homelessness underpin strategies of this Plan.
Apache Park Neighborhood Plan	Des Plaines and CMAP	This plan addresses the goal of reinvigorating one of Des Plaines’ lowest income areas with the highest concentration of ethnic minorities.
The Maturing of Illinois: Getting Communities on Track for an Aging Population, Des Plaines IL	Age Options and Frisbie Senior Center	This plan includes some suggestions on how to best accommodate Des Plaines’ growing elderly population.

Table 3 – Other local/regional/federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Des Plaines maintains regular contact with the other CDBG entitlement communities in the northwest suburbs of Chicago and consults with them on how to develop the Consolidated Plan. These communities include the Village of Arlington Heights, Village of Mount Prospect, Village of Palatine, Village of Schaumburg, Village of Skokie, and the Village of Hoffman Estates. These communities have similar needs, CDBG programming, and often fund the same sub-recipients to provide services within their separate jurisdictions.

In recent years, the City has also coordinated with neighboring Cook County municipalities to create and utilize uniform program applications, agreement language, and monitoring forms.

Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Des Plaines' CDBG Citizen Participation Plan (CPP) outlines the procedures the City will follow to solicit public participation in CDBG planning. A full copy of the CPP is available upon request from the City.

This Annual Action Plan (AAP) was published in draft form and made available to the public via the City's website ([Des Plaines - CDBG Plans and Reports](#)) and in hard copy form at the Community and Economic Development department at City Hall.

The City of Des Plaines PY2024 CDBG AAP public comment period began on June 8, 2024, and ended on July 20, 2024. Notification of this period was published in the *Des Plaines Journal & Topics* newspaper, and also posted on the City's website on June 5, 2024. During this time, citizens were invited to submit written comments or recommendations to the City.

A Public Hearing will be held on June 27, 2024, and allowed the public to present any questions or comments about the Annual Action Plan. Community and Economic Development staff will give a brief review of the CDBG Program and the purpose of the Annual Action Plan. The public comment period was closed on July 10, 2024. Adoption of the final Annual Action Plan is scheduled to occur on August 5th, 2024.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Not targeted/broad community	A Public Hearing held at City Hall on June 27 th , 2024	This section to be added after public hearing.	N/A	
2	Internet outreach	Not targeted/broad community	Notice concerning the availability of CDBG funding, the Public Hearing, and the 30-day Draft Annual Action Plan was posted on the City's website on June 5, 2024. The Draft Plan was posted on the website on June 8, 2024.	This section to be added after public hearing.	N/A	https://www.desplaines.org/access-your-government/city-departments/community-and-economic-development/community-development-block-grant/cdbg-legal-notice
3	Newspaper Ad	Not targeted/broad community	On May 29th, 2024, the City published a legal notice in the Journal and Topics newspaper concerning the Public Hearing and the location of the 30-day Draft Annual Action Plan on the City's website.	No comments	N/A	

Table 4 – Citizen Participation Outreach

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.420(B), 91.220(C) (1,2)

Introduction

The resources tallied in the below table are up to date as of the draft of this plan.

Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available in Program Year				Remainder of Con Plan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Federal, HUD	Housing, Public Infrastructure, Public Facilities, Public Service Planning and Admin	320,394	N/A	35,151	355,545	0

Table 1 – Anticipated Resources-Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The City of Des Plaines does not anticipate using federal funds with a matching requirement, and the CDBG entitlement grant does not have a matching requirement.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As stated in the PY2020-2024 Consolidated Plan, three publicly owned parks (Apache Park, Eaton Field Park, and Seminole Park) are in low to moderate- income neighborhoods and these parks would benefit from improved facilities. During the last five years, all three parks were improved through CDBG funding. Although subject parks have already received funding there is still room for further improvements in these parks if funds are made available.

Discussion

The City of Des Plaines anticipates an allocation of \$320,394 in CDBG funds for 2024. It is estimated that there will be approximately \$35,151 of CDBG funding available from previous allocations for reprogramming.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES– 91.420, 91.220(C)(3) & (E)

PY2024 Goals Summary Information

	Goal Name	Start / End Year	Category	Funding	Goal Outcome Indicator
1	Capital Improvements: Preserve Existing Housing Stock	2024	Affordable Housing	\$291,466	Homeowner Housing Rehabilitated- Household Housing Unit Number of Household Housing Units (15)
2	Planning and Administration: Conduct Planning and Administration Activities	2024	Planning and Administration	\$64,079	

Table 2 – Goals Summary

Goal Descriptions

During PY2024, the City will focus on the following Goals from the Consolidated Plan. The Program Year will not include funding for Public Facilities, instead focusing on Capital Improvement projects and Home Repair projects.

Capital Improvements: Preserve Existing Housing Stock

Des Plaines will use CDBG funds to assist low-income residents to reduce their housing cost burden by providing counseling, home repairs, and home modifications. City CDBG staff would like to provide affordable, accessible, sustainable housing for our growing elderly low- and moderate-income population. City CDBG staff will partner with the City's Health and Human Services Division, the Community and Economic Development Department, and our sub-recipient agencies to reassess the need for modified and new housing-related programming in future years as we prepare our annual action plans.

Planning and Administration: Conduct Planning and Administration

Des Plaines will use 20% of its CDBG funds to conduct, administer, and plan its programming. Prepare the five-year Consolidated Plan, the one-year Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) and administer the CDBG program daily.

AP-35 PROJECTS – 91.420, 91.220(D)

Introduction

The City has found that many of the following projects, introduced via previous Consolidated Plans, still serve an unmet need in our low- and moderate-income communities, and should be continued with the start of our CDBG 2024 Program Year on October 1, 2024. In addition, the 2020-24 Consolidated Plan has identified new areas of need that CDBG funds can be used to address. The City will be pursuing relationships with current sub-recipients to implement programs that address the needs of the Consolidated Plan.

Projects

#	Project Name
1	North West Housing Partnership: Home Repair Program
2	North West Housing Partnership: Minor Repair (and Home Accessibility Modification Program)
3	City of Des Plaines, CED: Emergency Repair Program
4	City of Des Plaines, CED: Planning and Administration

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The above programs receive an allocation relative to their rudimentary cost and benefit to the community. Our housing-related programming receives a high allocation due to the preservation of affordable housing and reducing housing cost burden being such a fundamental goal of CDBG activity, nationwide and within the Des Plaines Community. The amount was increased this year due to substantial interest in the previous program year.

In PY2021, the City decided not to pursue Public Service funding in the coming Program Year. Public Services are limited to just 15% of the annual CDBG allocation and require extensive invoice reviews and on-site monitoring for relatively small grant amounts. Instead, City funding from sources other than CDBG have been allocated to fund these types of services.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	North West Housing Partnership: Home Repair Program
	Target Area	Scattered sites throughout Des Plaines
	Goals Supported	Capital Improvements: Preserve Existing Housing Stock
	Needs Addressed	Ensure Housing is Affordable, Accessible & Sustainable
	Funding	\$251,466
	Description	<p>The City provides single-family homeowner residences with 0% interest, deferred, forgivable loans to correct code violations, and perform large-scale home repairs. Low- and moderate-income homeowners are eligible for 100% of repair costs up to \$24,000. Loans are forgiven after 10 years.</p> <p>A lead inspection is carried out before the performance of any work and is included in this budget as part of the delivery cost. HUD requires all homes receiving federal funds for housing rehabilitation assistance to undergo a lead paint inspection and risk assessment. Properties that are determined to have significant lead-based paint hazards may also be required to undergo a clearance inspection following completion of the rehabilitation work.</p>
	Target Date	September 30, 2024
	Estimate the number/type of households that will benefit from the proposed activity	Five (5) low- and moderate-income homeowners will benefit from this activity. However, if the initial households do not require the maximum grant amount to complete this activity, more households can participate in this program.
	Planned Activities (HUD Eligibility Activity Code)	Rehabilitation of privately owned, single-unit homes, Rehab-Administration. (14A & 14H)

2	Project Name	North West Housing Partnership: Minor Repair (and Home Accessibility Modification) Program
	Target Area	Scattered sites throughout Des Plaines
	Goals Supported	Capital Improvements: Preserve Existing Housing Stock
	Needs Addressed	Ensure Housing is Affordable, Accessible & Sustainable
	Funding	\$30,000
	Description	<p>The Minor Repair Program offers low- and moderate Income households up to \$8,000 to address minor repair issues in the home that do not cause immediate public safety concerns and therefore would not qualify for the Emergency Repair Program. Also, this program will be marked towards the Low- and Moderate-income elderly population as well as Low- and Moderate-Income disabled populations of Des Plaines to perform accessibility modifications in these households to support “aging in place.”</p> <p>Following the completion of the rehabilitation work, a lien is placed on the property for the total cost of the work; if the homeowner does not transfer the title to the home within three (3) years of obtaining the loan, the lien lapses. If the title transfers within three (3) years, the homeowner is required to repay the loan principal in one lump sum payment. No interest charged.</p> <p>In some instances, a lead inspection will be performed before work is performed and it is included in this budget as a delivery cost.</p>
	Target Date	September 30, 2024
	Goal	Des Plaines plans to serve three (3) low- and moderate-income households with the proposed activity. These households may consist of elderly and disabled persons, but CDBG income eligibility verification procedures will be required. Also, if the initial households do not require the maximum \$8,000 grant to complete this activity, more households can participate in this program.
	Planned Activities (HUD Eligibility Activity Code)	Rehabilitation of privately owned, single-family homes and rehab administration. An emphasis will be placed on accessibility modifications, such as ramps and grab bars. (14A)

3	Project Name	City of Des Plaines, CED: Emergency Repair Program
	Target Area	Scattered sites throughout Des Plaines
	Goals Supported	Capital Improvements: Preserve Existing Housing Stock
	Needs Addressed	Ensure Housing is Affordable, Accessible & Sustainable
	Funding	\$10,000
	Description	The Emergency Repair Program will provide grants of up to \$5,000 to eligible low- and moderate-income City of Des Plaines homeowners for emergency repairs. This must be an emergency requiring immediate work (therefore circumventing the HUD requirement that three contractor bids be proposed, as in most CDBG housing rehab projects). Assistance will be provided in the form of a grant with no repayment required.
	Target Date	September 30, 2024
	Estimate the number/type of households that will benefit from the proposed activity	Two (2) Low- and moderate-income households will benefit from the proposed activity if needed. However, if the initial households do not require the maximum \$5,000 grant to complete this activity, more households can participate in this program.
Planned Activities (HUD Eligibility Activity Code)	Emergency Repair Program. An emergency is defined as “actions immediately necessary to safeguard against imminent danger to human life, health or safety, or to protect property from further structural damage (such as when a property has been damaged by a natural disaster, fire, or structural collapse)”. This program is administered by the City of Des Plaines. (14A)	
5	Project Name	Planning and Administration
	Target Area	City of Des Plaines
	Goals Supported	Planning and Administration: Conduct CDBG Planning and Administration
	Needs Addressed	Conduct CDBG Planning and Administration Activities
	Funding	\$64,079
	Description	Max. 20% of the CDBG annual allocation is used by the City to fund the administration of the whole program.
	Target Date	September 30, 2024

	Estimate the number/type of households that will benefit from the proposed activity	All households that benefit from CDBG activities are supported by Administration.
	Planned Activities (HUD Eligibility Activity Code)	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation (21A).

AP-50 GEOGRAPHIC DISTRIBUTION – 91.420, 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Historically, the City of Des Plaines used CDBG dollars to fund Public Facility and Public Infrastructure Improvements, which were distributed on a geographic basis. Specifically, the Seminole Playground Improvement, the Infrastructure Improvement Program-Apache Neighborhood Street Lighting, and ADA Sidewalk Compliance Intersections Re-Construction Project benefited a more immediate geographical area, as opposed to the public service and homeless programs the Des Plaines CDBG program runs, which operate on a case-by-case basis. However, this program year only the home rehabilitation programs will be funded rather than any larger public facilities or infrastructure projects. The home repair program provides necessary repairs for qualified low- and moderate-income households.

The aforementioned geographical areas can be seen on the included map with the Facility or Infrastructure Improvement Program projects were taking place within any of the 13 low- and moderate-income areas (Census Block Groups filled in red), based on discussions of need between the City CDBG staff and the Department of Public Works and Engineering.

Geographical Distribution

Target Area	% of Funding
The City of Des Plaines/low- and moderate-income Census Block Groups	0%

Table 4a - Geographical Distribution

The rationale for the priorities for allocating investments geographically

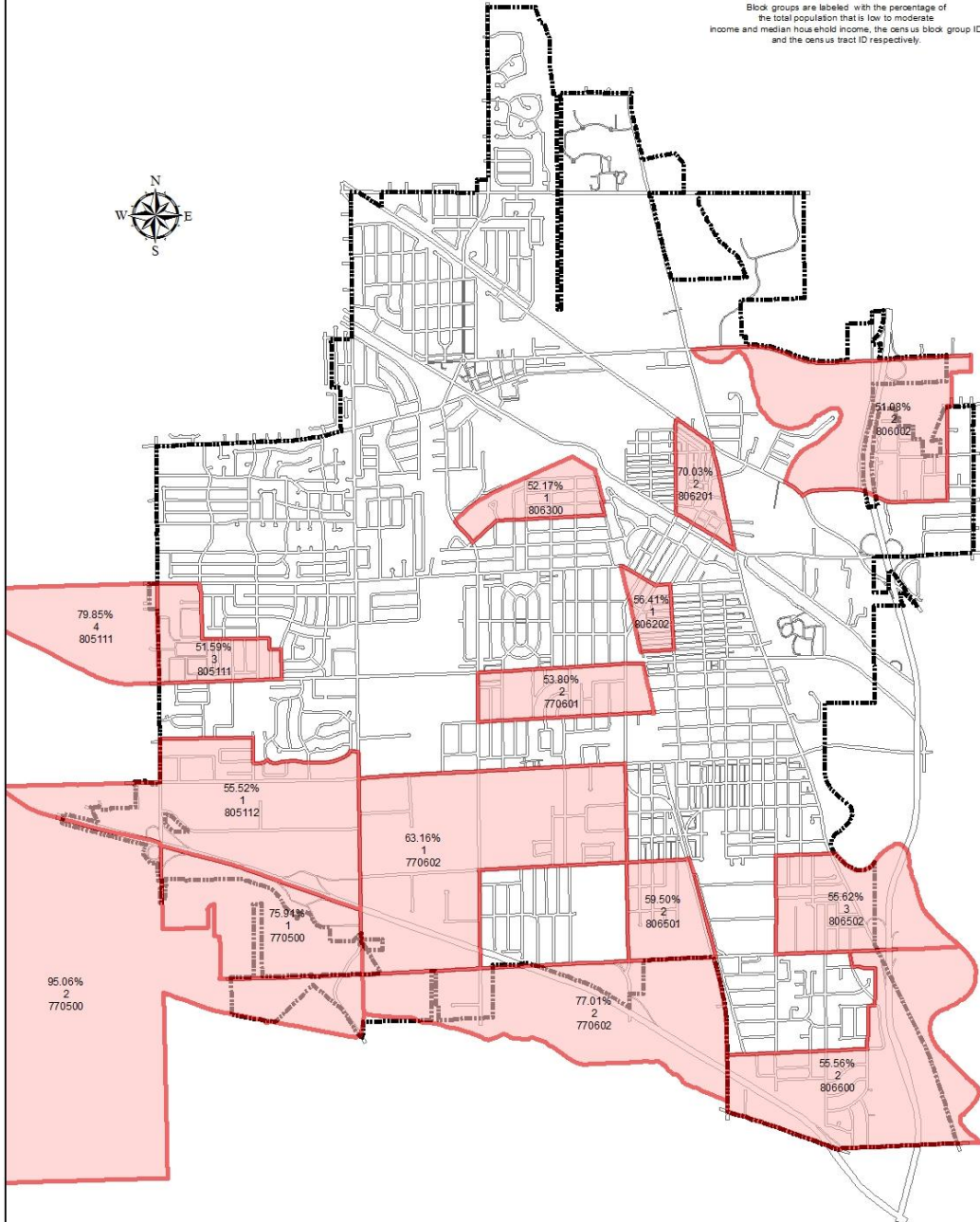
In past years, Des Plaines Public Facility and Public Infrastructure CDBG projects have taken place within a census block that contains at least 51% low- and moderate-income households. For PY2024, no money will be allocated for these types of projects. Instead, all allocations will be to eligible low- and moderate-income households through the home rehabilitation programs. These funds will be used throughout the City and not focused on a specific geography.

DES PLAINES
LOW AND MODERATE
INCOME BLOCK GROUPS

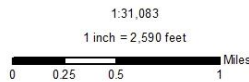
Legend

-  City Boundary
-  Roads
-  Census Block Groups (51% or Greater)

Block groups are labeled with the percentage of the total population that is low to moderate income and median household income, the census block group ID, and the census tract ID respectively.



Source: ACS 2011-2015



AP-75 BARRIERS TO AFFORDABLE HOUSING– 91.420, 91.220(J)

Introduction

Compared to neighboring communities, and much of the metropolitan region, Des Plaines boasts a reasonable supply of relatively affordable housing. However, there are realities and policies in place in Des Plaines that may potentially be an impediment to affordable housing:

Cost of Land - Des Plaines is a built-out community, and as there is little vacant land to develop, housing costs are driven up by higher land costs.

Zoning and Code Requirements - Overall, the zoning code in Des Plaines has encouraged an urban fabric that consists mainly of single-family homes on large lots, which promotes higher-priced housing due to fewer units being available.

Institutional - Des Plaines lacks City staff dedicated solely to the provision of affordable and publicly subsidized housing, instead of relying on the Housing Authority of Cook County to oversee federally assisted housing in the City by managing the Henrich Homes and overseeing Housing Choice voucher recipients.

Finally, proposals to incorporate affordable housing units into new multi-family residential developments run the risk of being met with opposition by residents who may associate affordable units with an undesirable element.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees, growth limitations, and policies affecting the return on residential investment

The City of Des Plaines joined the regional HOME Consortium several years ago, partnering with Cook County, and opening up an additional federal revenue stream for affordable housing. This increases Cook County's HOME allocation by figuring Des Plaines' population into the formula and allows the County to invest HOME funds in Des Plaines to increase the affordable housing stock. Also, the City of Des Plaines regularly reviews its land use controls, tax policies affecting land, zoning ordinance, building codes, fees, growth limitation, and policies affecting residential return on investment.

Many of the nonprofit agencies in the City also work to remove barriers to affordable housing by providing financial assistance, housing counseling, and information on other housing-related issues.

Discussion

The City staff will continue to monitor and evaluate barriers to affordable housing in Des Plaines.

Members of the Cook County Consortium, and several other entitlement communities, have convened in the past to continue work on a Cook County Regional Affirmatively Furthering Fair Housing (AFFH)

Plan. This work was started before the COVID pandemic and was paused due to other urgent priorities and HUD’s initial suspension AFFH implementation and pending new rule. Since HUD’s February 9, 2023, publication in the Federal Register of the Notice of Proposed Rulemaking (NPRM) entitled “Affirmatively Furthering Fair Housing,” the Consortium is now anticipating planning the development of an AFFH Equity Plan when guidelines are published, and final rulemaking is complete. The Consortium awaits publication of the AFFH Final Rule and will continue to consult with local partners in the planning and development of a required AFFH Equity Plan within the timeframe required by the Final Rule. In the interim, all Consortium members are utilizing previous Analysis of Impediments and draft AFFH concepts to inform their advancement of fair housing in communities.

AP-85 OTHER ACTIONS – 91.420, 91.220(K)

Introduction

The following are actions that will be undertaken by the City of Des Plaines to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structure, and enhance the coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

An obstacle to meeting underserved needs is the limited amount of developable land, rental units, and affordable housing for low- and moderate-income residents. The City’s CDBG Home Repair Program, Minor Home Program, and Emergency Repair Program alleviate some of the obstacles to affordable housing by providing financial assistance to eligible low- and moderate-income residents of Des Plaines to rehabilitate and fix their homes.

Another obstacle to the delivery of services is the identification of populations and individuals who might be in need and eligible for assistance, such as the Home Repair Program, Minor Repair Program, or Emergency Repair Program. The City’s Community and Police Social Worker will continue to provide information to residents and businesses to ensure the population is aware of all services available by the city, other units of government, and social service organizations. The city also provides grant funding for numerous social service agencies each year, directly from the City’s operating budget. This funding goes towards services for community members that would be considered Presumed Benefit within CDBG. This includes homeless services, as well as a Senior Handyman Program that makes construction services available at a reduced rate for senior citizens.

Actions planned to foster and maintain affordable housing

During the program year, the City will take the following actions to foster and maintain affordable housing, to remove barriers to affordable housing, and encourage public housing improvements and resident initiatives:

- Home Repair Program
- Minor Repair Program
- Emergency Repair Program

Community and Economic Development staff will continue to research and investigate alternative sources of funding to replace dwindling State and Federal funds for housing assistance and other affordable housing programs.

The City will continue to promote and enforce the goals and policies from the Comprehensive Plan relating to preserving the existing housing stock, encouraging a wide variety of housing types within the City, utilizing good housing redevelopment concepts, maintaining a good housing balance, preventing housing deterioration, and providing housing for the young, single and elderly.

Code enforcement staff will continue to uncover unsafe and unsanitary conditions. The Home Repair Program, Minor Repair Program, and Emergency Repair Program will be available to income-eligible households to improve their properties. The Community and Development Department and Health and Human Services staff will work throughout the community to improve housing and living environments.

Actions planned to reduce lead-based paint hazards

The city is aware of the health risks, especially to children, that exist in its older homes due to the presence of lead-based paint. The City and North West Housing Partnership (who is the sub-recipient for the Home Repair Program and Minor Repair Program), comply with HUD's lead-based paint regulations concerning housing programs. The required notifications, lead-hazard testing, and lead hazard treatment protocols are followed.

Actions planned to reduce the number of poverty-level families

The City will continue to coordinate efforts and assist households with income below the poverty line with other agencies providing services to this population. The City will provide CDBG funding for programs that assist poverty-level families.

Actions planned to develop an institutional structure

A key benefit of joining the Cook County HOME Consortium is strengthening institutional cooperation between the County and the City of Des Plaines. The City will continue to communicate with the County regarding the use of HOME funds. The City will also continue to participate in Cook County HOME Consortium meetings being hosted by the Chicago HUD office. These meetings are designed to provide an opportunity to share information and resources and receive HUD training.

In April 2023, the members of the Cook County Consortium, and several other entitlement communities, reconvened to continue work on a Cook County Regional Affirmatively Furthering Fair Housing (AFFH) Plan. This work was started before the COVID pandemic and was paused due to other urgent priorities and HUD's initial suspension AFFH implementation and pending new rule. Since HUD's February 9, 2023, publication in the Federal Register of the Notice of Proposed Rulemaking (NPRM) entitled "Affirmatively Furthering Fair Housing," the Consortium is now anticipating planning the development of an AFFH Equity Plan when guidelines are published and final rulemaking is complete. The Consortium awaits publication of the AFFH Final Rule and will continue to consult with local partners in the planning and development of a required AFFH Equity Plan within the timeframe required by the Final Rule. In the interim, all Consortium members are utilizing previous Analysis of Impediments and draft AFFH concepts to inform their advancement of fair housing in communities.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Health and Human Services division will continue to work with nonprofit service providers, other private institutions, public housing and assisted housing providers, and community organizations to discuss community needs and opportunities.

Discussion

The City recognizes that enhancing the institutional structure provides efficiencies in service that are a benefit to its residents. The various departments of the City will seek to maximize coordination with public and private housing and service providers to meet the needs of the community. The City of Des Plaines has the primary responsibility of monitoring activities under the City's Annual Action Plan. The Community Development staff will maintain records on the progress toward meeting the goals of the Annual Action Plan and compliance with statutory and regulatory requirements. Annual accomplishments will be compared to annual goals and will be reported in the PY2024 Consolidated Annual Performance and Evaluation Report. City staff also participate in a network of northwest suburban CDBG entitlement grantees (i.e. Arlington Heights, Des Plaines, Mount Prospect, Palatine, Schaumburg, and Skokie). Together with these communities, common forms and procedures have been developed. Cook County and the Chicago HUD office also work with this group to collaborate on training and information workshops.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.420, 91.220(L) (1,2,4)

Introduction:

CDBG staff are responsible for ensuring compliance with all program-specific requirements, as well as for program monitoring and reporting. Also, the staff ensures that federal cross-cutting requirements, including the OMNI Circular, Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

Community Development Block Grant Program (CDBG) - Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following information identifies program income over \$25,000 that is available for use that is included in projects to be carried out if applicable.

1.	The total amount of program income that will have received before the start of the next program year and that has not yet been reprogrammed	\$0.00
2.	The number of proceedings from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee’s strategic plan	\$0.00
3.	The number of surplus funds from urban renewal settlements	\$0.00
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5.	The amount of income from float-funded activities	\$0.00
	Total Program Income:	\$0.00

Other CDBG Requirements

- 1. The number of urgent need activities

The City is planning to use 100% of CDBG funds for activities that benefit persons of low- and moderate-income.