

City of Des Plaines PY2023 CDBG Annual Action Plan



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

Date of Adoption: August 7, 2023

TABLE OF CONTENTS

The Process	1
AP-05 Executive Summary—91.200(c), 91.220(b)	1
AP-10 Consultation-91.100, 91.200(b), 91.215(i)	5
AP-12 Participation-91.401, 91.105, 91.200(c).....	13
Expected Resources	15
AP-15 Expected Resources – 91.420(b), 91.220(c) (1,2).....	15
Annual Goals and Objectives	16
AP-20 Annual Goals and Objectives— 91.420, 91.220(c)(3) & (e)	16
AP-35 Projects – 91.420, 91.220(d)	18
AP-38 Project Summary	19
AP-50 Geographic Distribution – 91.420, 91.220(f).....	23
AP-75 Barriers to affordable housing— 91.420, 91.220(j)	25
AP-85 Other Actions – 91.420, 91.220(k)	27
Program Specific Requirements	30
AP-90 Program Specific Requirements – 91.420, 91.220(l) (1,2,4).....	30

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 of Des Plaines expects to receive \$312,135 for Program Year (PY) 2023 from HUD. This amount reflects a 0.39% decrease from PY2022. 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 is also planning to reprogram an estimated amount of \$113,246 from the last program year.

There are three essential documents required by HUD from all recipients of the CDBG Program: the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan must be submitted every five years and provides a snapshot of the community's current conditions, establishes long-term objectives, strategies, and goals to mitigate the issues identified. The Annual Action Plan allows the community to make annual adjustments to meet both the goals established in the Consolidated Plan or to adapt to newer issues that may arise. At the end of the program year, the CAPER provides the results of the CDBG programs by reporting performance figures referenced in both the Consolidated and Annual Action Plan. The Annual Action Plan and its respective CAPER must be submitted annually.

The Annual Action Plan will serve as the City's budget and formal application for these funds. Also, the City of Des Plaines plans to use 100% of the grant to assist low- and moderate-income households.

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.

Des Plaines will continue to plan, draft and approve the Annual Action Plan, CAPER and other required HUD reports. However, certain plans and reports, including Annual Action Plans, need to be submitted to Cook County first, which will then submit them to HUD, along with the plans and documents of other municipalities participating in Cook County's HOME Consortium. The purpose of the Annual Action Plan is to describe the housing and community development goals that the City plans to address during the program year and how it will utilize its CDBG funds. The City drafted the PY2023 Annual Action Plan which proposes programs and activities that are to be funded by the CDBG annual budget for the time period of October 1, 2023, to September 30, 2024. Activities during the third year of the Consolidated Plan will continue to address the priorities and goals established by the Strategic Plan.

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 rule-making 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.

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 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 40 years of the program’s existence and has consistently complied with all of 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.

The City of Des Plaines was carrying over \$600,000 into program year 2022. However, in PY2022 the City was projected to expend \$510,500, substantially more than previous years. Increased use of grant funding can be attributed to higher allocations to the Des Plaines Park District and a \$195,000 allocation to the City's Street and Sidewalk Project. 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 PY2023 CDBG Annual Action Plan public comment period began on June 8, 2023, and ended on July 10, 2023. Notification of this period was published in the *Des Plaines Journal & Topics Newspaper* on May 24, 2023. The Draft Plan was made available on the City website and at City Hall on June 8, 2023. During this time, citizens were invited to submit written comments or recommendations to the City. The Public Hearing was held on June 29, 2023 to allow the public to present any questions or comments about the Annual Action Plan. Community and Economic Development staff gave 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 was adopted by City Council on August 7, 2023.

Summary of public comments

The public comment period closed on July 10, 2023. City staff received a proposal from one recipient of CDBG funding in the previous program year, North West Housing Partnership. The proposal is included in Attachment A. One public comment was received via email and is also included as an attachment.

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

N/A

Summary

One proposal and one comment were received during the public comment period related to the plan and both are included as attachments.

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

City of Des Plaines
Community and Economic Development
1420 Miner Street
Des Plaines, IL 60016

Primary Contacts:
Samantha Redman, Planner
847-391-5384 | sredman@desplaines.org

Ryan Johnson, Assistant Director of Community and Economic Development
847-391-5381 | rjohnson@desplaines.org

Secondary Contact:
John Carlisle, AICP, Director of Community and Economic Development
847-391-5545 | jcarlisle@desplaines.org

Tertiary Contact:
Michael G. Bartholomew, City Manager
847-391-5488 | mbartholomew@desplaines.org

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

Introduction

In order to develop the 2023 Annual Action Plan, the City of Des Plaines' Community Development Department consulted with the following City divisions: Public Works and Engineering, Health and Human Services, Economic Development, and Code Enforcement. Additionally, to 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, social media posts, 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, social service agencies, affordable housing providers, 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 Health and 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 works with social service sub-recipients to develop policies and evaluate outcomes of the City's homelessness prevention efforts.

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 below.

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 2023 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 2023 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 2023 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 2023 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 offer 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 this 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 PY2023 CDBG AAP public comment period began on June 8, 2023, and ended on July 20, 2023. Notification of this period was published in the *Des Plaines Journal & Topics* newspaper, and also posted on the City's website on May 31st, 2023. During this time, citizens were invited to submit written comments or recommendations to the City.

A Public Hearing was held on June 29th and allowed the public to present any questions or comments about the Annual Action Plan. Community and Economic Development staff gave a brief review of the CDBG Program and the purpose of the Annual Action Plan. The public comment period was closed on July 10, 2023. Adoption of the final Annual Action Plan occurred on August 7, 2023.

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 29 th , 2023	No comments at 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 May 31, 2023. The Draft Plan was posted on the website on June 8, 2023.	See attached	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 24 th , 2023, 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	312,135	N/A	113,246	425,381	205,523

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 located 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 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 \$312,135 in CDBG funds for 2023. It is estimated that there will be approximately \$113,246 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)

PY2023 Goals Summary Information

	Goal Name	Start / End Year	Category	Funding	Goal Outcome Indicator
1	Capital Improvements: Improve Public Facilities and Infrastructure	2023	Non-Housing Community development	\$195,981	Public Facility Activities other than Low- and Moderate-Income Housing Benefit City of Des Plaines Street, Sidewalk, or other public infrastructure project. Number of Residents (800)
2	Capital Improvements: Preserve Existing Housing Stock	2023	Affordable Housing	\$167,000	Homeowner Housing Rehabilitated-Household Housing Unit Number of Household Housing Units (9)
3	Planning and Administration: Conduct Planning and Administration Activities	2023	Planning and Administration	\$62,400	

Table 2 – Goals Summary

Goal Descriptions

During PY2023, 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 social service agencies to reassess the need for modified and new housing-related programming in future years as we prepare our annual action plans.

Capital Improvements: Improve Public Facilities and Public Infrastructure

Des Plaines will use CDBG to improve streets, alleys, sewers, and other infrastructure improvements in low- and moderate-income neighborhoods. City CDBG staff will partner with the Department of Public Works, as well as other potential city agencies, to assess new future project viability in low- and moderate-income neighborhoods as we prepare future 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 2023 Program Year on October 1, 2023. 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	Public Facility Improvements – City of Des Plaines: Streets, Sidewalk, and Infrastructure Program
2	North West Housing Partnership: Home Repair Program
3	North West Housing Partnership: Minor Repair (and Home Accessibility Modification Program)
4	City of Des Plaines, CED: Emergency Repair Program
5	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. For instance, public facilities and infrastructure have quite a high cost compared to other projects, due to the nature of the work being done. However, these projects benefit entire neighborhoods of households, not just households that directly participate in a program. Our housing-related programming receives a relatively 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.

Last program year, 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	Public Facility Improvement Project - City of Des Plaines: Streets, Sidewalk, and Infrastructure Program
	Target Area	Low- and moderate-income areas throughout Des Plaines
	Goals Supported	Capital Improvements: Improve Public Facilities and Public Infrastructure
	Needs Addressed	Public Facilities in a low- and moderate-income area (see Des Plaines Consolidated Plan 2020-2024)
	Funding	\$195,981
	Description	The City will use \$195,981 of CDBG to make improvements to infrastructure or a public facility that primarily benefits an identified low- and moderate-income service area or provides benefits to a low- and moderate-income clientele. This can be street resurfacing, street reconstruction, sidewalk replacement, and other infrastructure improvements.
	Target Date	September 30, 2024
	Goal	To be determined based on the project selected for funding.
	Planned Activities (HUD Eligibility Activity Code)	Public Facilities / Infrastructure (03Z)
2	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	\$140,000
	Description	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. 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.
	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. Also, additional households can participate if prior and current year money is not spent on infrastructure improvement backup projects.
	Planned Activities (HUD Eligibility Activity Code)	Rehabilitation of privately owned, single-unit homes, Rehab-Administration. (14A & 14H)
3	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	\$21,000
	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 two (2) 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)
4	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	\$6,000
	Description	The Emergency Repair Program will provide grants of up to \$3,000 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 \$3,000 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	\$62,400
	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.

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	46%



Table 4a - Geographical Distribution

The rationale for the priorities for allocating investments geographically

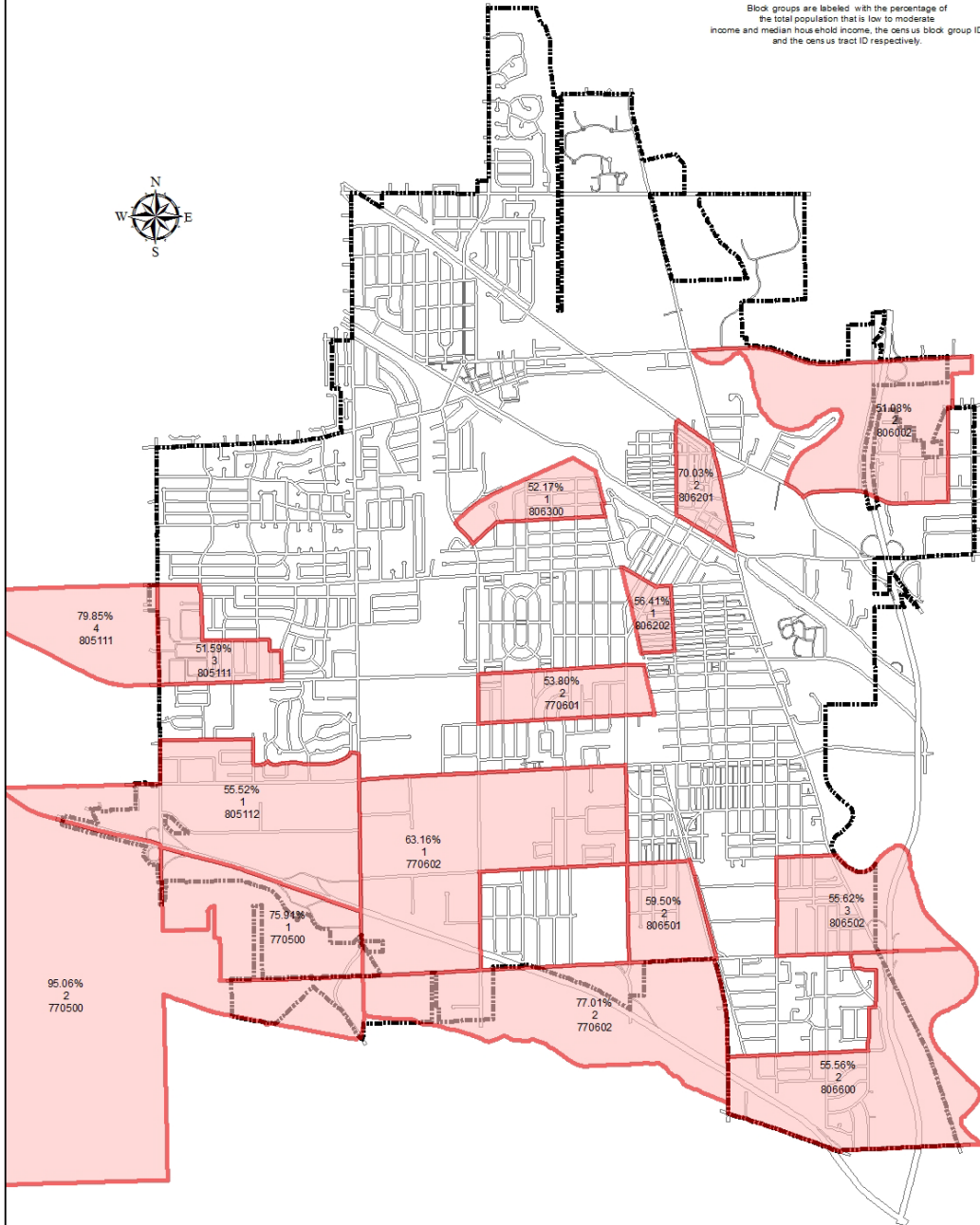
All Des Plaines Public Facility and Public Infrastructure CDBG projects take place within a census block that contains at least 51% low- and moderate-income households. These census blocks are referred to as 'low- and moderate-income areas.' Therefore, the physical improvement will benefit many low- and moderate-income individuals that live nearby. For PY2023, \$195,981 is budgeted to improve public facilities and infrastructure that primarily serve low- and moderate-income areas. These projects will be part of the City's Street and Sidewalk infrastructure projects, and make up 46% of the CDBG funds that the City plans to expend during the year.

DES PLAINES
LOW AND MODERATE
INCOME BLOCK GROUPS

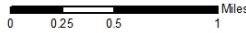
Legend

-  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.



1:31,083
 1 inch = 2,590 feet



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 - Des Plaines requires minimum lot widths and setbacks that decrease the amount of single-family housing units that can be built within a certain amount of space, therefore causing them to be less affordable. 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. Despite these barriers, however, the zoning and code requirements of Des Plaines are less strict than its neighbors.

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.

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 rule-making 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 Health and Human Services (HHS) division 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, and administered by HHS. 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 exists 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 rule-making 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 PY2023 Consolidated Annual Performance and Evaluation Report. City staff also participates 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 is 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(I)(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.

ATTACHMENT A

PUBLIC PARTICIPATION

Public Notice Documents

0900 Legals

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 13, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Special Use Amendment to permit an expanded floor plan and alterations to the business plan for an existing martial arts instruction and training facility; and Variation to permit 57 parking spaces, instead of the minimum required 83 parking spaces. The property is commonly known as 709 S. Vermont Street and 711 S. Vermont Street. The Petitioner is proposing to expand the floor plan for an existing martial arts instruction and training facility, FLO Fitness & Martial Arts. Due to the increased size of the facility a parking Variation is required. The approximately 8,000 square foot expansion will be utilized to host more classes and as a multi-sport rental facility. The above petition has been filed by Achour Esho, FLO Fitness & Martial Arts, and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: SU-000035-2023 VILLAGE OF PALATINE Jan Wood, Chair Palatine Planning and Zoning Commission DATED: This 25th day of May 2023

0900 Legals

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 13, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Variation to permit a residential driveway to be 50 feet in total width, instead of the maximum permitted 30 feet. The property is commonly known as 1170 W. Illinois Avenue. The Petitioner is proposing to construct a circular driveway that will exceed the maximum permitted driveway width by 20 feet. The circular driveway would result in two curb cuts on West Illinois Avenue. The above petition has been filed by Dan Beniek, Skycrest Homes, LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: VAR-000034-2023 VILLAGE OF PALATINE Jan Wood, Chair Palatine Planning and Zoning Commission DATED: This 25th day of May 2023

**DRIVE A BARGAIN!
JOURNAL & TOPICS
NEWSPAPERS**

0900 Legals

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 13, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abutting a street abuts the side lot line of the front yard of an adjacent lot. The property is commonly known as 1036 W. Hunting Drive. The Petitioner is proposing to install a 6-foot tall solid vinyl fence, behind the existing trees and other landscaping, which would be set back approximately 12 feet from the side property line abutting W. Raven Lane. The above petition has been filed by Elizabeth Stienstra and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #:SU-000037 2023 VILLAGE OF PALATINE Jan Wood, Chair Palatine Planning and Zoning Commission DATED: This 25th day of May 2023

0900 Legals

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 13, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Variation to permit an accessory structure to be 768 square feet, instead of the maximum permitted 700 square feet. The property is commonly known as 2368 N. Barrington Woods Road. The Petitioner is proposing to construct a new detached garage in the rear yard of the subject property that will exceed the maximum permitted size for an accessory structure by 68 square feet. The above petition has been filed by Nick Pagano and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #:VAR-000036-2023 VILLAGE OF PALATINE Jan Wood, Chair Palatine Planning and Zoning Commission DATED: This 25th day of May 2023

**Do You Know What Happens When You Don't Advertise?
NOTHING!**

0900 Legals

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 13, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following: Special Uses to permit a banquet facility including the service of food, liquor, and live entertainment. The property is commonly known as 1170 E. Dundee Road. The Petitioner is proposing to open a banquet event facility, which will host a number of events such as weddings, social club events, reunions, and luncheons. The hosted events will include the service of food, liquor, and live entertainment. The above petition has been filed by Eduardo Haro, SAAHAR Group, Inc., and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: SU-000022-2023 VILLAGE OF PALATINE Jan Wood, Chair Palatine Planning and Zoning Commission DATED: This 25th day of May 2023

SNAP UP EXTRA CASH WITH AN AD IN THE CLASSIFIEDS

Your ad in the Classifieds puts the bite on the right buyer for most anything you have to sell. Call today and our friendly ad takers will help you put some real teeth into your message.
(847) 299-5511
Journal & Topics Newspapers

A COTTAGE TO A CASTLE, YOU'LL FIND THE HOME OF YOUR DREAMS IN THE CLASSIFIED COLUMNS OF THE JOURNAL & TOPICS NEWSPAPERS

YOUR NEIGHBORS:
Sold their house!
Got married!
Won an award!
Got caught speeding!
Were promoted!
Graduated!
Read about them in the
Journal & Topics Newspapers
(847) 299-5511

0900 Legals

0900 Legals

0900 Legals

CITY OF DES PLAINES, ILLINOIS

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
The Program Year 2023 Annual Action Plan**

PUBLIC NOTICE

The City of Des Plaines invites citizens to comment on its draft Community Development Block Grant (CDBG) Annual Action Plan for Program Year (PY) 2023 (October 1, 2023 - September 30, 2024). The City of Des Plaines expects to receive \$312,135 for Program Year 2023 from the U.S. Housing and Urban Development Department (HUD). This amount reflects a 0.39% percent decrease from PY2022. 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 Action Plan will serve as the Des Plaines budget and formal application to the CDBG program.

CITIZEN QUESTIONS AND COMMENTS

Citizens are invited and encouraged to submit comments on the City's draft Program Year (PY) 2023 Annual Action Plan (available June 8, 2023) during the public comment period beginning Thursday, June 8, 2023, and ending Monday, July 10, 2023. Complete copies of the draft PY2023 Annual Action Plan will be available during the public comment period at desplaines.org/cdbg or by contacting the CDBG Administrator at sredman@desplaines.org or phone at (847) 391-5381. Written comments may be submitted via email at sredman@desplaines.org or by mail to:

City of Des Plaines
Community and Economic Development
1420 Miner St., Des Plaines, IL 60016
Attention: CDBG Administrator

Citizens will also have the opportunity to present comments at the public hearing described below. The City will respond to comments within 15 days of receipt. The City will attempt to address all comments and recommendations received in the final plan. A summary of all comments received will be included in the final plan submitted to HUD following adoption at the City Council meeting on Monday, August 7, 2023.

PUBLIC HEARING

A public hearing on the proposed draft PY2023 Annual Action Plan is currently scheduled to take place on:

Thursday, June 29, 2023
4:30 p.m.

Des Plaines Civic Center, Room 101
1420 Miner St., Des Plaines, IL 60016

The City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons.

**Need a home to call your own?
Need a place to put your case?
Need a vet to treat your pet?
Need a heater for your two seater?
FIND WHAT YOU'RE LOOKING FOR
IN THE CLASSIFIEDS!**

It's the first place to look and the last word on buying, selling or renting any item or service under the sun. When you're in the market for just about anything at all...go to the marketplace that has it all...The Classifieds!

Journal & Topics Newspapers
(847) 299-5511

JOURNAL & TOPICS

Journal & Topics Media Group | Serving Chicago's Great Northwest Suburbs

Breaking News: Schools, Arlington Park Owner Reaches Settlement On Property Valuation; Will Cut Taxes In Half

Home > Classifieds > Des Plaines > Legal Notices > Schools, Arlington Park Owner Reaches Settlement On Property Valuation; Will Cut Taxes In Half

Tweet Like 5

♥ Favorite

Business Profile Information

Popular Categories
📍 Legal Notices (11) 📍 Help Wanted (7) 📍 Cars & Trucks (1)
📍 For Rent (1)

Classifieds
Near

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Classified Category: Legal Notices

Profile

CITY OF DES PLAINES, ILLINOIS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Program Year 2023 Annual Action Plan

PUBLIC NOTICE

The City of Des Plaines invites citizens to comment on its draft Community Development Block Grant (CDBG) Annual Action Plan for Program Year (PY) 2023 (October 1, 2023 – September 30, 2024).

The City of Des Plaines expects to receive \$312,135 for Program Year 2023 from the U.S. Housing and Urban Development Department (HUD). This amount reflects a 0.39% percent decrease from PY2022. 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 Action Plan will serve as the Des Plaines budget and formal application to the CDBG program.

CITIZEN QUESTIONS AND COMMENTS

Citizens are invited and encouraged to submit comments on the City's draft Program Year (PY) 2023 Annual Action Plan (available June 8, 2023) during the public comment period beginning Thursday, June 8, 2023, and ending Monday, July 10, 2023. Complete copies of the draft PY2023 Annual Action Plan will be available during the public comment period at desplaines.org/cdbg or by contacting the CDBG Administrator at sredman@desplaines.org or phone at (847) 391-5381. Written comments may be submitted via email at sredman@desplaines.org or by mail to:

City of Des Plaines

Community and Economic Development

1420 Miner St., Des Plaines, IL 60016

Attention: CDBG Administrator

Citizens will also have the opportunity to present comments at the public hearing described below.

The City will respond to comments within 15 days of receipt. The City will attempt to address all comments and recommendations received in the final plan. A summary of all comments received will be included in the final plan submitted to HUD following adoption at the City Council meeting on Monday, August 7, 2023.

PUBLIC HEARING

A public hearing on the proposed draft PY2023 Annual Action Plan is currently scheduled to take place on:

Thursday, June 29, 2023

4:30 p.m.

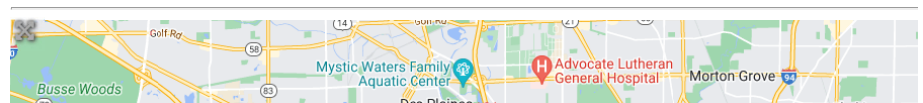
Des Plaines Civic Center, Room 101

1420 Miner St., Des Plaines, IL 60016

The City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons.

Support local news by subscribing to the Journal & Topics [in print](#) or [online](#).

Map



Join Us!

Please join us for an evening of Community and Economic Development Block Grant (CDBG) Events.

The City of Des Plaines receives an annual allocation from the Community Development Block Grant (CDBG) program. This program distributes funds from the Department of Housing and Urban Development (HUD) to support low and moderate income residents through a variety of programs and projects.



BUILDING BETTER NEIGHBORHOODS



Annual Action Plan Public Hearing

Each year, the City must decide how to spend CDBG funding. The Annual Action Plan is a list of programs, projects, and activities the City plans to fund with CDBG money.

Please attend the Public Hearing to learn about the draft Annual Action Plan for next program year (October 1, 2023 to September 30, 2024).

Comments can be provided at the public hearing or by contacting Samantha Redman at 847.391.5384 or sredman@desplaines.org.

Thursday, June 29, 2023

🕒 4:30 p.m. to 5:30 p.m.

📍 Des Plaines City Hall, Room 101
1420 Miner St., Des Plaines, IL



Fair Housing 101 Workshop

In partnership with Open Communities, the City will host a Fair Housing workshop on Thursday, June 29, at 6 p.m.

Whether you are a homeowner, renter, landlord, or someone who wants to create a fair housing community for everyone in Des Plaines, join us to learn more about Fair Housing and why it matters to you.

Thursday, June 29, 2023

🕒 6:00 p.m. to 7:30 p.m.

📍 Des Plaines City Hall, Room 101
1420 Miner St., Des Plaines, IL

CONTACT

Samantha Redman

Associate Planner, CDBG Administrator

847-391-5384

[Email](#)

HOURS

Monday - Friday

8:30 a.m. to 5 p.m.

Community Development Block Grant (CDBG) Funding

The City of Des Plaines is classified as an entitlement community with a population of over 50,000 and receives an annual allocation of Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD). Funds are intended to create viable communities by providing decent housing, a suitable living environment and expanded economic opportunities for low- and moderate-income residents. Please consult the HUD Income Qualification Chart to determine whether your household is eligible for CDBG assistance.



To receive funding, the City must develop a five-year Consolidated Plan with an Action Plan that is updated annually. The planning process is supported by our Citizen Participation Plan.

When available, current legal notices are required and can be viewed on the CDBG Legal Notices page. The City is also required to have an annual report on the progress of activities through the Consolidated Annual Performance and Evaluation Report (CAPER).

Each year, a maximum of 20% may be used for grant administration, and the remaining 80% is used for housing rehabilitation programs, public facilities, infrastructure improvements, and other uses allowed under federal regulations.

In previous years, the City has granted CDBG funds for the following programs:

- Home Rehabilitation Programs/Capital Improvements
- Financial Assistance for Public Service Programs
- Public Facilities and Infrastructure Improvement Programs/Capital Improvements

The CDBG program year begins on October 1st and ends the following year on September 30th. For instance, November 2022 and March of 2023 are both within the 2022 Program Year.

Upcoming Public Hearing for Annual Action Plan

The Annual Action Plan is a list of programs, projects and activities that the City plans to accomplish during this program year. The public comment period for the Draft Annual Action Plan for Plan Year 2023 (PY2023) is open from June 8, 2023 to July 10, 2023.

The Draft PY2023 Annual Action Plan can be accessed at the below link or by contacting the Community and Economic Development Department. Plan Year 2023 (PY2023) extends from October 1, 2023 to September 30, 2024.

- [PUBLIC DRAFT PY2023 Annual Action Plan](#)

To learn about the Annual Action Plan or provide comments, please attend the Public Hearing (details below) or by contacting Samantha Redman, CDBG Administrator, at sredman@desplaines.org or 847-391-5384. Please provide any comments by July 10, 2023.

Public Hearing for PY2023 Annual Action Plan Draft

Thursday, June 29th, 2023

4:30 p.m. - 5:30 p.m.

Des Plaines Civic Center, Room 101

1420 Miner St., Des Plaines, IL 60016

Please contact Samantha Redman at 847-391-5384 or e-mail Sredman@desplaines.org with any questions regarding the City's CDBG program.

RESOURCES

[Legal Notices](#)

CDBG Plans and Reports

Our Long-Term and Short-Term Plans

Five-Year Consolidated Plan

The adopted [Consolidated Plan](#) is a collaborative process whereby a community establishes a unified vision for community development actions. HUD requires that entitlement jurisdictions look at the community as a whole, so each municipality can develop a vision that addresses issues such as affordable housing, adequate infrastructure, fair housing, civil design, the environment and economic growth. The goals of the Consolidated Plan are to provide decent housing, a suitable living environment and expanded economic opportunities to benefit low-and moderate-income residents.



The Consolidated Plan is a comprehensive five-year planning document that identifies the overall housing and community development needs of the City, outlines available programs and resources and establishes a strategy for prioritizing and addressing these needs.

- [PY2020-2024 Consolidated Plan and PY2020 Annual Action Plan Minor Amendment](#)

Annual Action Plan

The Annual Action Plan is a list of programs, projects and activities that the City plans to accomplish during this program year. Approved projects must be in-line with the approved Five-Year Consolidated Plan. The Annual Action Plan is updated each year.

The Draft Plan Year 2023 Annual Action Plan can be accessed at the below link or by contacting the Community and Economic Development Department. Plan Year 2023 (PY2023) extends from October 1, 2023 to September 30, 2024.

- [PUBLIC DRAFT PY2023 Annual Action Plan](#)

To learn about the Annual Action Plan or provide comments, please attend the Public Hearing (details below) or by contacting Samantha Redman, CDBG Administrator, at sredman@desplaines.org or 847-391-5384. Please provide any comments by July 10, 2023.

Public Hearing for PY2023 Annual Action Plan Draft

Thursday, June 29th, 2023

4:30 p.m. - 5:30 p.m.

Des Plaines Civic Center, Room 101

1420 Miner St., Des Plaines, IL 60016

Previous Annual Action Plans

- [PY2022 Annual Action Plan](#)
 - [PY2021 Annual Action Plan](#)
 - [PY2019 City of Des Plaines AAP - with CARES Act Amendment CDBG-CV3](#)
 - [PY2019 City of Des Plaines AAP - with CARES Act Amendment CDBG-CV1](#)
-

Annual Performance Reports

Consolidated Annual Performance and Evaluation Report

The **Consolidated Annual Performance and Evaluation Report (CAPER)** is a report evaluating the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall five-year Consolidated Plan priorities and objectives. It is also an opportunity to discuss what actions or changes it contemplates as a result of its annual performance.

- [PY2021 CAPER](#)
- [PY2020 CAPER](#)
- [PY2019 CAPER](#)
- [PY2018 CAPER](#)
- [PY2017 CAPER](#)
- [PY2016 CAPER](#)
- [PY2015 CAPER](#)

City Calendar

Annual Action Plan Hearing

Date: 06/29/2023 4:30 PM - 5:30 PM

Location: Des Plaines City Hall
1420 Miner Street
Des Plaines, Illinois 60016

Each year, the City must decide how to spend CDBG funding. The Annual Action Plan is a list of programs, projects, and activities the City plans to fund with CDBG money.

Please attend the Public Hearing to learn about the draft Annual Action Plan for next program year (October 1, 2023 to September 30, 2024). Comments can be provided at the public hearing or by contacting Samantha Redman at sredman@desplaines.org or 847-391-5384.

[Return to full list >>](#)

City Calendar

< PREVIOUS MONTH

JUNE 2023

NEXT MONTH >

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1 11:00 AM Veteran's Round Table Event	2	3
4	5 Public Works Branch Collection for 60016 Begins 7:00 PM City Council Meeting	6 6:00 PM Planning & Zoning Board Special Meeting	7	8 1:30 PM Coffee Talk - "Remnants of the Illinois Wilderness" 6:00 PM West Fest	9 6:00 PM West Fest 7:00 PM Optimist Club of Des Plaines Movies in the Park	10 2:00 PM West Fest
11 2:00 PM West Fest	12 9:00 AM Board of Fire and Police Commission Meeting	13 9:00 AM Police Pension Board Meeting 7:00 PM Planning & Zoning Board Meeting	14 1:30 PM Summer Adventures for Kids - "Traveling Through Time"	15 4:00 PM Cards For Hospitalized Kids Card-Making Event at Des Plaines Public Library. 6:00 PM Cards For Hospitalized Kids Card-Making Event at Des Plaines Public Library.	16 5:00 PM Taste of Des Plaines 7:00 PM Optimist Club of Des Plaines Movies in the Park	17 12:00 PM Taste of Des Plaines
18	19 Public Works Branch Collection for 60018 Begins 7:00 PM City Council Meeting	20	21 1:30 PM Summer Adventures for Kids - "Traveling Through Time"	22	23 3:00 PM Traveling Korean War Memorial	24 Traveling Korean War Memorial
25 8:00 AM Traveling Korean War Memorial	26	27 7:00 PM Planning & Zoning Board Meeting	28 1:30 PM Summer Adventures for Kids - "Traveling Through Time"	29 4:30 PM Annual Action Plan Hearing 6:00 PM Fair Housing 101	30	1

News List

SUBSCRIBE

Subscribe to receive updates.

Join us on June 29 for CDBG Day!

Post Date: 06/22/2023

Join us at City Hall for an evening of Community Development Block Grant (CDBG) Events! The CDBG Funding Annual Action Plan Hearing and a Fair Housing Workshop in partnership with Open Communities will take place on June 29. Attend the Annual Action Plan Hearing on June 29 from 4:30-5:30 p.m. at City Hall and the Fair Housing workshop will be from 6-7:30 p.m.

[Read more about CDBG Day.](#)

[Learn about Community Development Block Grant \(CDBG\) Funding.](#)

[Learn about fair housing.](#)

[*Return to full list >>*](#)

Public Comment Received

Samantha Redman

From: [REDACTED]
Sent: Thursday, June 29, 2023 1:04 PM
To: Samantha Redman
Subject: RE: block grants

Thank you for your response. I'm still not convinced however that you're allocating the funds to best meet human needs.

Anthony Buttitta

On 06/29/2023 10:51 AM CDT Samantha Redman <sredman@desplaines.org> wrote:

Hello Anthony,

Thank you for providing comments on the grant allocation discussed in the draft Annual Action Plan. The purpose of this "public draft" is to solicit comments on how we will be spending our funding in the next year. You are the first comment we received about the plan, and we greatly appreciate your honesty and feedback.

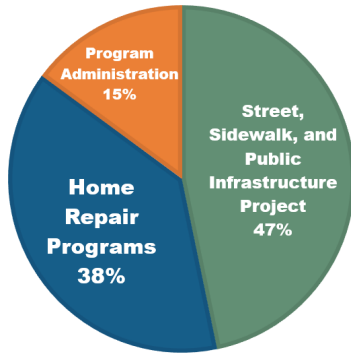
We will include your comment with the final Annual Action Plan and explore whether we are able to allocate additional funding to other programs prior to submitting the final draft to HUD, although we do believe the streets, sidewalks and public infrastructure program is a benefit to low-income residents (see my explanations below).

Overview of the program: The Community Development Block Grant (CDBG) program is grant funding allocated by the U.S. Department of Housing and Urban Development (HUD) *specifically to benefit low and moderate income populations. No grant funding can be used if it is not benefiting low- or moderate-income populations.* HUD closely monitors how we use our CDBG funding, and part of this Annual Action Plan process involves HUD reviewing and approving the programs we have chosen to allocate funding to.

To respond to your questions about why sidewalks were chosen versus providing low-income housing:

- Funding for affordable housing projects: We will be receiving \$312,315 in CDBG funding this year, which is in line with our allocation in previous years. If you note the pie graph below, the streets, sidewalks and infrastructure program is only a portion of the allocation. Unfortunately,

an affordable housing development would be challenging to fund with the amount of funding we receive and the available staffing, although we do have an active Home Repair Program. Instead, as discussed in our Annual Action Plan (page 27), the City of Des Plaines is part of the Cook County HOME Consortium. The consortium combines HOME funding from many municipalities within Cook County (including Des Plaines) in order to fund larger affordable housing projects than each municipality could fund on their own.



Program	Goal	Funding
Street, Sidewalk and Public Infrastructure Project	Improve Public Facilities and Infrastructure	\$195,981
Home Repair Programs	Preserve Existing Housing Stock	\$161,000
Program Administration	Conduct Planning and Administration Activities	\$62,400

- Why sidewalks? Sidewalks are *part* of the funding allocated for the proposed streets, sidewalks and public infrastructure program. Note that we can only use funding for areas with low-income block groups (as designated by the Census). This year, we allocated funding to repair streets and sidewalks on Wayne Ave, Irwin Ave, and Koehler Dr. Maintaining, repairing, and improving street and sidewalk infrastructure is vital to providing a safe, accessible, and enjoyable environment for residents. In other years, we have provided funding to the Park District to revitalize the ball courts and construct new playground equipment at Seminole Park and Apache Park. CDBG funding is well suited to funding these types of infrastructure projects.
- What do we do for low-income housing? Part of the grant funding goes to our Home Repair Program, which provides a 0% interest, forgivable loan of up to \$25,000 in to qualified low-income residents to make necessary home repairs. I attached a flyer about the programs we offer. This program can be very impactful for low-income residents, allowing individuals, seniors, and families to make necessary repairs to their home to meet health, safety, and building code requirements. Because most housing in Des Plaines is single-family housing, we have selected this program to fund for several decades because we see a direct benefit to low-income residents.
- Affordable Housing Policy: You asked specifically about whether we require a certain percentage of affordable housing units with any new apartment developments – the short answer is no. Many municipalities do have this type of requirement for new developments (in planning, this is part of a practice called “inclusionary zoning”.) The CDBG program provides grant funding for specific programs, but CDBG does not have the power to influence zoning/policy changes. I do work as a planner in the City, when I am not administering CDBG; at this time, I do not anticipate the City will be revising the zoning ordinance to include inclusionary zoning policies, but it is not outside the realm of possibility in the future. The housing affordability/attainability crisis is a

known issue and there is a wide range of strategies that can be employed to tackle it; it is my job as a planner to provide my expertise into this topic, but ultimately these types of decisions are up to the elected leaders. Combined with the public infrastructure improvements, we believe the proposed allocation of funding improves both the residences of this population, and provides safe, well maintained, accessible infrastructure in low-income neighborhoods.

Once again, thank you sincerely for your public comment on the draft Annual Action Plan. If you would like to discuss more or learn more about the program, you are welcome to attend our Public Hearing tonight (see flyer attached) or send me any additional comments or questions before July 10th so I can incorporate them into our planning efforts.

Best,

How are we doing? Our department wants your feedback. Based on your recent experience with us, please take a few moments to complete this [customer satisfaction survey](#).

SAMANTHA REDMAN

PLANNER

City of Des Plaines

1420 Miner Street, Des Plaines, IL 60016

P: 847.391.5384 W: desplaines.org



From [REDACTED]
Sent: Wednesday, June 28, 2023 10:14 PM
To: Samantha Redman <sredman@desplaines.org>
Subject: block grants

Hello,

I'm a Des Plaines resident commenting on the block grant allocation.

I think it's an insult and a slap in the face to low-income residents that you're considering spending a part of the block grant funds on sidewalks rather than real human needs. Is this a move to avoid any use that would directly benefit these people? Are there racist or anti-poor motivations? I don't know and I can't tell. But please allocate the money elsewhere.

For example, the money could be spent to create new moderate to low income housing in this town. When or where have such units been created in the past? Have the developers of the so-called "luxury apartments" been told to set aside units for low to moderate-income residents? Have they been required to allocate funds for these purposes?

I question the real commitment to serving such people when I hear sidewalks being considered. Yes I'm angry.

Please acknowledge that you received this.

Anthony Buttitta

[REDACTED]
Des Plaines, IL 60016

Proposals Received



1701 E. WOODFIELD ROAD, SUITE 203
SCHAUMBURG, ILLINOIS 60173

PHONE: 847.969.0561 | FAX: 847.969.0564 | WWW.NWHP.NET

May 24, 2023

Board of Trustees
City of Des Plaines
1420 Miner St
Des Plaines, IL 60016

Dear Board of Trustees,

North West Housing Partnership, a HUD approved housing counseling agency is pleased to continue serving as the administrator of the City of Des Plaines Home Repair Program and Minor Repair Program. Both repair programs provide financial assistance to cost burden homeowners' to address essential home repairs and code violations to keep the home safe and livable.

NWHP is requesting approval of the Program Year Twenty Three (23) for the amount of \$150,000.00 for the Home Repair Program (HRP) that will assist low-moderate income City of Des Plaines homeowner's and \$22,500.00 for program expenditures to address repairs such as roof, electrical and plumbing.

The Minor Repair Program (MRP) request is \$32,000.00 for low-moderate income Des Plaines homeowners' address issues such as HVAC and furnace repair or replacement. For this program, NWHP with expenditure is \$2,700.00.

This agreement will renew the North West Housing Partnership's role as the Home Repair Program and Minor Repair Program Administrator for the City of Des Plaines. It is with sincere pleasure to offer this service on behalf of the City of Des Plaines.

Respectfully submitted,

A handwritten signature in blue ink that reads "Paula Bush". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Paula Bush
Executive Director

Cc: Ryan Johnson, Assistant Director of Community and Economic Development
Samantha Redman, Associate Planner