

# VILLAGE OF SKOKIE

## ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT

1888

SUBMITTED TO THE  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PROGRAM YEAR: 2022

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*Approved March 7, 2022, by the Village of Skokie Board of Trustees*

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*Note: Highlighted text will be converted to normal text once the public participation process is complete and the narrative is confirmed on March 7, 2022, or adjusted as-needed per the outcome of the public hearing and/or funding flexibility guidelines in the Executive Summary and Section AP-15 of the Action Plan.*

# Annual Action Plan

## *AP-15 Expected Resources – 91.220(c)(1,2)*

### Introduction

*Per SP-35:* The anticipated resources section of the strategic plan chapter describes the expected financial resources for the duration of the five-year Consolidated Plan. The financial resources listed are not all-encompassing but illustrate other organizations' abilities and the Village's ability to use federal, state, and local funding to address the priority needs and goals of this plan. The funds are anticipated to be utilized by various regional and local entities that serve Skokie.

*Note: The budget amounts are preliminary and will be flexible as noted in the following narrative. Once the "Annual Allocation" is known, adjustments will be made accordingly within +/- 20% of \$600,000. If the allocation is less than \$480,000, a substantial amendment to the Annual Action Plan will be required, and if the allocation is greater than \$712,200, the remaining funds will be carried over to next year's funding cycle.*

- Less than \$480,000: a substantial amendment to the Action Plan will be necessary.
- Less than \$600,000: an across-the-board proportional reduction will be pursued.
- \$600,000: ("full funding") the funding will be distributed as budgeted.
- Less than \$720,000: The balance of the 15% services cap will be applied to the Village social worker position, and the balance of the entitlement funds will be applied to the Village's Home Improvement Program up to \$90,000, and any remaining balance will be applied to the Neighborhood Enhancement Program.
- Greater than \$720,000: the balance above \$720,000 will be carried forward to the following program year. No substantial amendment to the Action Plan will be pursued.
- No project or service funding level will be less than \$3,000.

*Other than the Village's Home Improvement Program or Neighborhood Enhancement Program, no additional increases will be applied to PY22 construction activities should the Village receive an entitlement greater than budgeted.*

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Public Infrastructure Public Facilities Public Services Planning and Administration	600,000	7,200	105,000	712,200	3,000,000 -615,368 (PY20) -611,253 (PY21) <u>-600,000 (PY22)</u> 1,173,379	Assuming \$600,000 per year (\$3,000,000 total) for the duration of the Consolidated Plan = Sum of Funding Field in SP-45

Table 5 – Expected 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

*Per SP-35:* Federal funding, coupled with state, local, and private funds, will enable the Village to serve low/moderate-income residents with the greatest need. The federal funds will serve either as gap financing for Village projects and programs, or funding matches to improve access to organizations’ programs, projects, or services. Funding provided through the CDBG program will allow organizations and the Village to meet the needs of some of the community’s most vulnerable residents. The balance of street resurfacing and sidewalk replacement costs will be funded by the Local Fuel Tax (LFT) fund. The balance of program administration costs and the Village of Skokie Social Worker position will be funded by the General Fund. The balances of all other projects and activities will be funded by other sources obtained by the sub-recipients, including other grants, loans, and private donations.

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

*Per SP-35:* The Village has owned a few vacant properties; however, most have been sold and/or are under contract. Although a portion of these could be used to address the needs identified in the plan, development costs for market-rate developments have warranted subsidies. The properties are planned for mixed-use or residential development and are located within walking distance of the Oakton-Skokie CTA Station. There is hope for the potential to provide affordable housing in a mixed-income development in the future.

Other publicly-owned land includes the public rights-of-way, where street resurfacing and sidewalk replacement projects may occur, improving low/moderate-income neighborhoods or assisting low/moderate-income households with their shares of public improvement costs.

Discussion

*Per SP-35:* It would be desirable to develop mixed-income properties with density bonuses and without financial assistance from the Village. The Village may consider financial assistance, however, if developments that meet the goals and objectives of the Village’s Comprehensive Plan, Sector (“Neighborhood”) Plans, and Consolidated Plan cannot be realized without such assistance.

Draft for public review from Friday, February 4, 2022, through Monday, March 7, 2022.

## *AP-20 Annual Goals and Objectives*

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Priority Needs to be Addressed	Funding	Goal Outcome Indicator
1	Capital Improvements:  (Narrative: Homeowner housing rehabilitated; Rental units rehabilitated)	PY22	PY22	Affordable Housing	Skokie	Ensure housing is affordable, accessible, and sustainable	84,120 +85,000 <u>+22,500</u> \$191,620	<u>Goal 1: Affordable Housing:</u> The Village of Skokie will support ensuring housing is affordable, accessible, and sustainable.  Owner-occupied units rehabilitated: 15 (HIP)  Owner-occupied attached units rehabilitated: 4 (Neighborhood Enhancement Program)  Renter-occupied units upgraded: 21 (HODC)
2	Capital Improvements:  (Narrative: Street and alley resurfacing; Public sidewalk replacement)	PY22	PY22	Non-Housing Community Development	Eligible Census Block Groups; Skokie	Improve infrastructure	195,000 <u>+3,000</u> 198,000	<u>Goal 2: Public Infrastructure:</u> The Village of Skokie will support making streets, alleys, sidewalks, and other public property safe.  Public Facility or Infrastructure Activities other than Low/Moderate-Income Housing Benefit (number of residents with an improved neighborhood on Lavergne Avenue (between Greenwood and Gross Point), and Bronx Avenue (between Greenwood and Gross Point), in Census Block Group 8070-1: 2,808  Public Facility or Infrastructure Activities for Low/ Moderate-Income Housing Benefit (number of households with cost-share burden reduction): 8

3	Capital Improvements:  (Narrative: Special needs facilities; Facility upgrades for service providers)	PY22	PY22	Non-Homeless Special Needs	Skokie	Improve facilities	20,000 +22,500 +21,500 +22,500 +25,000 \$111,500	<u>Goal 3: Public Facilities:</u> The Village of Skokie will support making facilities safer, more energy-efficient, and well-maintained.  Number of service facilities improved: 3 ("business") (TP, SHORE, CJE)  Number of group homes improved: 2 ("households assisted") (Search, Orchard)
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4	<p>Services: Provide financial assistance for programs and services</p> <p>(Narrative: Counseling services; Senior Services; Special needs services; Dental and other health care services; Financial and credit counseling services; career counseling and job placement services; Immigrant settlement services; Interpretation services and multilingual staff; Veterans support services; Socioeconomic improvement services; Housing-related services)</p>	PY22	PY22	Non-Homeless Special Needs	Skokie	Non-homeless special needs	\$91,080	<p><u>Goal 4: Public Services:</u> The Village of Skokie will support organizations in providing needed services to residents.</p> <p>Number who receive counseling services: 208 (JCFS, MFS, Social worker)</p> <p>Number who receive dental care and other health care services: 600 (AHS)</p> <p>Number who receive substance abuse services: 115 (PEER)</p> <p>Number who receive abuse counseling services: 28 (CAC)</p> <p>Number who receive shelter: 11 (Harbour, WINGS)</p> <p>Number who receive senior services: 457 (NSSC)</p> <p>Number who receive employment counseling services: 45 (CEL, IBHP)</p> <p>Number who receive interpretation services: (included in the above totals)</p> <p>Grand Total: 1,464</p>
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5	<p>Planning and Administration: Conduct planning and administration activities</p> <p>(Narrative: Planning, Administration, and Assessment of Fair Housing (AFH))</p>	PY22	PY22	Planning and Administration	Skokie	Conduct planning and administration activities	\$120,000	<p><u>Goal 5: Planning and Administration:</u> The Village of Skokie will prepare plans and reports, and administer the program on daily basis.</p> <p>Note: If there is a compelling need for the utilization of CDBG funding for Economic Development activities, an amendment will be made to the Consolidated Plan during the next Action Plan preparation cycle; otherwise, Economic Development activities will be provided by other funding sources. In addition, surplus funds from Goal 5 may be applied to Goal 1, if needed before the end of the program year.</p>
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Table 6 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The Village will not directly supply affordable housing; however, CDBG funds will assist other organizations that do provide affordable housing.

## AP-35 Projects – 91.220(d)

### Introduction

The Village has identified the following projects and activities to be implemented during Program Year 2022 to achieve the goals of the Consolidated Plan. Please note that the VOS – Home Improvement Program may include a carryover of any unused funding from Program Year 2021.

### Projects

#	Project Name
	Activity
<b>Goal 1</b>	<b>Capital Improvements/Housing</b>
22-2.1	VOS – Home Improvement Program
22-2.22	HODC
22-2.4	VOS – Neighborhood Enhancement Program
<b>Goal 2</b>	<b>Capital Improvements/Public Infrastructure</b>
22-3.1	VOS – Street Resurfacing
22-3.2	VOS – 50/50 Sidewalk Grant Program
<b>Goal 3</b>	<b>Capital Improvements/Public Facilities</b>
22-4.1a	Turning Point
22-4.1b	SHORE
22-4.1c	CJE SeniorLife
22-4.2a	Search, Inc.
22-4.2b	Orchard Village
<b>Goal 4</b>	<b>Public Services</b>
22-5.1a	VOS – Social Worker
22-5.1b	JCFS
22-5.2	Center for Enriched Living
22-5.5	Asian Human Services – dental services
22-5.6a	Metropolitan Family Services
22-5.6b	Impact Behavioral Health Partners
22-5.8	PEER Services, Inc.
22-5.9a	Children's Advocacy Center
22-5.9b	The Harbour, Inc.
22-6.2	North Shore Senior Center
22-10.5	WINGS
<b>Goal 5</b>	<b>Planning and Administration</b>
22-1.0a	VOS – Program Administration and Planning
22-1.0b	VOS – Assessment of Fair Housing

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs CDBG-funded activities will primarily benefit low/moderate-income persons, households, or neighborhoods. The geographically-focused street resurfacing projects will be public infrastructure-related and located in a low/moderate-income-eligible Census Block Group. In addition, this year's 50/50 sidewalk replacement program focus area will be bound by Howard Street to the north, and the municipal boundaries to the south, east, and west. Other households outside the focus area may participate upon request. Only income-eligible households will qualify for funding. Finally, the remaining projects and activities will be Village-wide; however, only income-eligible residents or households will qualify for funding.

Public services priorities were selected through a tier system. Tier 1 organizations are depended on by the Health Consolidated Plan

and Human Services Department on a daily basis. Tier 2 organizations are depended on by the Health and Human Services Department on a less-frequent basis; however, they provide critical services when needed. Tier 3 organizations provide commendable but not critical services, and staff recommends funding these activities this year. HUD continues to encourage prioritizing the distribution of CDBG funds, providing more funding to fewer organizations that provide critical services to Skokie residents. Tier 4 organizations also provide commendable services; however, there are other resources in or near Skokie, or CDBG funding is being prioritized elsewhere.

The priority needs presented in the Strategic Plan chapter represent the greatest needs that should be addressed by the CDBG program. The Village has other needs, and they are expected to be addressed through other resources.

## AP-38 Project Summary

### Project Summary Information

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#### Capital Improvements/Housing

VOS - Home Improvement Program	Funding will be used to continue the Village's program of repairing single-family homes, which began in 1983. The request will enable low/moderate-income households (less than 80% of area median family income) to be eligible to receive grants up to \$12,000 to pay for building materials or contractors' services. A grant (in lieu of interest payment) for the moderate-income households (50-80% of median family income) will continue its trial period. In addition, if a homeowner received CDBG funding in the past, fulfilled its contractual obligations with the Village, and has remained in the home for an additional 15 years, he/she could be eligible for additional funding as long as the household remains income-eligible. (14A)	84,120
HODC - Housing Opportunity Development Corporation	Funding will be used to purchase and install security systems for 2 of the following Skokie properties: 8519 Niles Center Road, 7850 Niles Avenue, 8256 Keating Avenue, and/or 8218 Kilpatrick Avenue. The goal is to improve the living environment for all tenants living in each building. HODC to provide an estimated \$7,500 in matching funds from other sources, and/or a reduction in the work scope. (14B)	22,500
VOS - Neighborhood Enhancement Program	Funding will be used to further affordable housing in Skokie at a neighborhood level. The expectation is that these funds will be used to facilitate improving existing housing units that are affordable for low/moderate-income households. Activities may include exterior improvements for a group of homes on a common block or in the same neighborhood. (14A)	85,000

#### Capital Improvements/Public Infrastructure

VOS - Street and Alley Resurfacing	Funding will be used to resurface Bronx and Lavergne Avenues, between Greenwood Street and Gross Point Road. Both street segments are located in Census Tract 8070, Block Group #1 (8070-1), which is an eligible low/moderate-income residential area. According to 2011-2015 American Community Survey (ACS) data, 55.85% of the population in 8070-1 is comprised of low/moderate-income residents. Street and alley resurfacing is a high priority of the Village's Capital Improvement Program (CIP) budget. (03K)	195,000
VOS - Sidewalk Replacement Program	Funding will be used to provide grants to homeowners meeting low/moderate-income eligibility who are required to participate in the Village's 50/50 sidewalk replacement program. Low/moderate-income property owners are able to apply, on an individual basis, for CDBG funds to cover their 50% share. A simple application form is used and proof of income status is based on our Home Improvement Program guidelines (i.e. most recent federal tax return or proof of current earnings and signed affidavit). The focus area will be Howard Street to the north, and the Village limits to the south/east/west. Households in other areas of Skokie may participate upon request. (03L)	3,000

#### Capital Improvements/Public Facilities

Turning Point	Funding will be used to replace (1) large HVAC rooftop unit serving the Turning Point building at 8324 Skokie Boulevard. This capital improvement will replace the next poorly-functioning aging HVAC unit to improve the interior environment of the facility. Turning Point to provide an estimated \$6,777 in matching funds from other sources, and/or a reduction in the work scope. (03P)	20,000
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SHORE	Funding will be used to replace approximately 10 variable air volume (VAV) boxes in the Lois Lloyd/Administration Center at 8350 Laramie Avenue, serving the organization's home of its adult services program and administrative offices. The building serves adults with developmental disabilities, physical challenges, and/or medical impairments, plus SHORE's administrative staff. SHORE to provide an estimated \$7,670 in matching funds from other sources, and/or a reduction in the work scope. (03B)	22,500
CJE SeniorLife - Village Center	Funding will be used to purchase and install an intercom system and a magnetic hold-open system for the main suite doors for the Robineau Residence at 7550 Kostner Avenue. These capital improvements will improve communication and enhance security for the residents. CJE SeniorLife to provide an estimated \$7,190 in matching funds from other sources, and/or a reduction in the work scope. (03A)	21,500
Search	Funding will be used to renovate an existing bathroom in a supportive living residence on Kildare Avenue. This capital improvement will make the bathroom ADA-accessible for its 6 residents so they can age-in-place. Search to provide an estimated \$7,500 in matching funds from other sources, and/or a reduction in the work scope. (03B)	22,500
Orchard Village	Funding will be used to facilitate the full renovation of one existing bathroom and select improvements in a second existing bathroom in a group home on Marmora Avenue. The capital improvement will create a more suitable living environment for 8 residents with disabilities. Orchard Village to provide an estimated \$25,000 in matching funds from other sources, and/or a reduction in the work scope. (03B)	25,000

**Public Services**

VOS - Social Worker	Funding will be used to offset the costs for a Village Social Worker position. The Social Worker works with low/moderate-income residents who need various types of case management, financial assistance, counseling, and referrals. Residents seeking financial aid are required to prove their income status prior to receiving any assistance from the Health and Human Services Department. The activity is designed to solely benefit low/moderate-income clientele. (15% public service cap) (05Z)	41,080
JCFS	Funding will be used to provide financial stability services and coordinated case management for Skokie residents. The overall goal of the program is to empower low-income individuals to create more stable environments for themselves and their families. A financial assistance case manager helps families in financial crises. Specially-trained workers, armed with clinical skills and relationships with local community resource providers, are able to effectively and efficiently assist clients in accessing the resources they need to regain and maintain financial stability. (15% public service cap) (05Z)	4,000
Center for Enriched Living	Funding will be used to support an employment specialist to assist low-income Skokie residents with developmental disabilities with employment opportunities to address the 85% unemployment rate for individuals with disabilities. (15% public service cap) (05B)	3,000
Asian Human Services - dental services	Funding will be used to ensure an optimal level of qualified support staff for the dental clinic to provide dental services to low-income Skokie residents. The support staff members are vital to the success of the dental clinic, being responsible for patient triage, education, seating, medical histories, and radiographs in addition to chair-side assisting and sterilization duties, improving patient flow, and maximizing chair time with the patient. Services are available from pediatric through geriatric populations. Dental clinic treatments include education, preventive care, restorative work, and some rehabilitative services to replace missing dentition. (15% public service cap) (05M)	7,000

Metropolitan Family Services	Funding will be used to offset counselor staffing costs, providing counseling services, including grief, trauma, family/couple and/or parent/child relationships, child and adolescent school performance and behavior problems, work performance, substance abuse, individual and family development, and family violence. Services are provided in community-based centers, clients' homes, and school settings. MFS utilizes a solution-focused, time-limited approach to counseling interventions that build on clients' strengths, capacity for change and growth, and relationships within their families, community, work, and school settings. The demand for counseling services remains high due to COVID-19. (15% public service cap) (05O)	6,000
Impact Behavioral Health Partners	Funding will be used to offset employment specialist staffing costs. Impact's Employment Services Program assists adults living with mental illness in seeking, acquiring, and maintaining competitive employment in their communities. The evidence-based Individual Placement and Support (IPS) model developed by Dartmouth College will be used, integrating employment services with mental health services providers. (15% public service cap) (05O)	3,000
PEER Services	Funding will be used to offset the costs associated with employing an adult and adolescent program coordinator to provide outreach, assessment, and treatment services to Skokie teens, families, and single adults who are experiencing problems related to substance abuse, including vaping, the recent legalization of marijuana, and COVID-19. (15% public service cap) (05F)	6,000
Children's Advocacy Center	Funding will be used to offset the staffing costs of supporting child victims of abuse, and their non-offending parents and family members, through a Child and Family Advocate position. The advocate supports the Forensic and Advocacy Services (FAS) program (formerly known as CASI), and the Family Support Services (FSS) program. FAS program services are available 24 hours a day, 365 days a year, to respond to emergencies. Services are offered in English and Spanish to children and families free of charge. (15% public service cap) (05N)	4,000
The Harbour	Funding will be used to offset the staffing costs of serving the needs of homeless youth (including locked-out, runaway, or abandoned) ages 12-23 in the north and northwest Chicago suburbs. Agency programs transition homeless youth to self-sufficiency through three core programs: Safe Harbour Emergency Shelter, Youth in Transition, and Successful Teens/Effective Parents (STEPS). The funds will be disbursed among the programs as needed to provide immediate short-term housing, crisis intervention, family reunification when possible, longer-term transitional housing, and educational and employment support. (15% public service cap) (05D)	4,000
North Shore Senior Center (NSSC)	Funding will be used to offset the staffing costs associated with providing case management and counseling services to low-income, older adult residents of Skokie. Individuals who are frail, who are disabled, and who fall into the poverty- and low-income range, plus those whose independence is threatened, are being offered Zoom-based support during COVID-19, and will be offered home- and community-based services when they return to "business as usual", to support independent living and forestall or prevent nursing home placement. These services will enable Skokie seniors to remain members of the community. (15% public service cap) (05A)	8,000
WINGS	Funding will be used to offset the staffing costs to support nights of shelter and therapeutic counseling, including Family and Child Advocates. Clients may stay at the WINGS' Safe House for up to 90 days and participate in the Transitional Housing Program for up to two years. (15% public service cap) (05G)	5,000

**Administration**

	VOS - Program Administration	Funding will be used to administer the Village's CDBG Program, implement and monitor all projects, submit all required documentation to HUD, utilize software to more efficiently and effectively administer the CDBG programming, and coordinate all planning activities relative to the Village's community development efforts. (20% administration cap) (21A)	115,000
	VOS - Planning	Funding will be used to continue to participate in the preparation of a regional Assessment of Fair Housing (AFH), to be completed in 2021. Although a portion of the budgeted funds allocated for FY20 and FY21 have been spent, administration funds may only be used during the specified program year; therefore, this line item is a placeholder to ensure the final payment for the AFH can be funded with CDBG administration funds. (20% administration cap) (20)	5,000

<b>PY22/FY23</b>
Total
Request
712,200

### ***AP-50 Geographic Distribution – 91.220(f)***

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

Approximately 27% of the total \$712,200 budget for Program Year 2022 will be dedicated to improving a low/moderate-income area benefit-eligible Block Group:

- 8070-1 (bound by Church Street to the north, Greenwood Street to the south, Gross Point Road to the west, and Skokie Boulevard to the east)

#### Geographic Distribution

Target Area	Percentage of Funds
Jurisdiction	73%
Low/Moderate-Income Area	27%

Table 8 - Geographic Distribution

#### The rationale for the priorities for allocating investments geographically

Certain widespread activities or projects are difficult to trace the benefit to specific individuals (limited clientele) who are low/moderate-income. The Code of Federal Regulations (CFR) accounts for this difficulty in 24 CFR 570.208 (a)(1)(ii) allowing area-wide benefits to low/moderate-income persons. Under this rule, the activity must occur in the highest quartile of Skokie Census Block Groups by the concentration of low/moderate-income persons. The areas are shaded and identified in the *Low/Moderate-Income Eligible Areas Map* provided in section SP-10 Geographic Priorities of the 5-year *Consolidated Plan*. The street resurfacing project for Program Year 2022 is illustrated in the *Low-Income Area Infrastructure Project Map* on the following page. Under this program, a deteriorating Bronx Avenue and a deteriorating Lavergne Avenue (with Road Biotics ratings ranging from 4.0 (Bronx) to 4.5 (Lavergne) out of 5.00, where 0.00 is best and 5.00 is worst), will be resurfaced in U.S. Census Block Group 8070-1 (a 55.85% low/moderate-income neighborhood). As of April 1, 2019, Skokie is no longer an “exception community”<sup>1</sup>, as Skokie’s top quartile of Census Block Groups exceeds the minimum threshold of 51% to fund public infrastructure improvement projects.

In addition to the low/mod-income eligibility ranking, these streets support Skokie’s Complete Streets policy by providing improved conditions to an official Skokie bike route on Gross Point Road and future bike lanes on Church Street (expected completion in 2023). This travel option provides opportunities for access to employment and daily necessities.

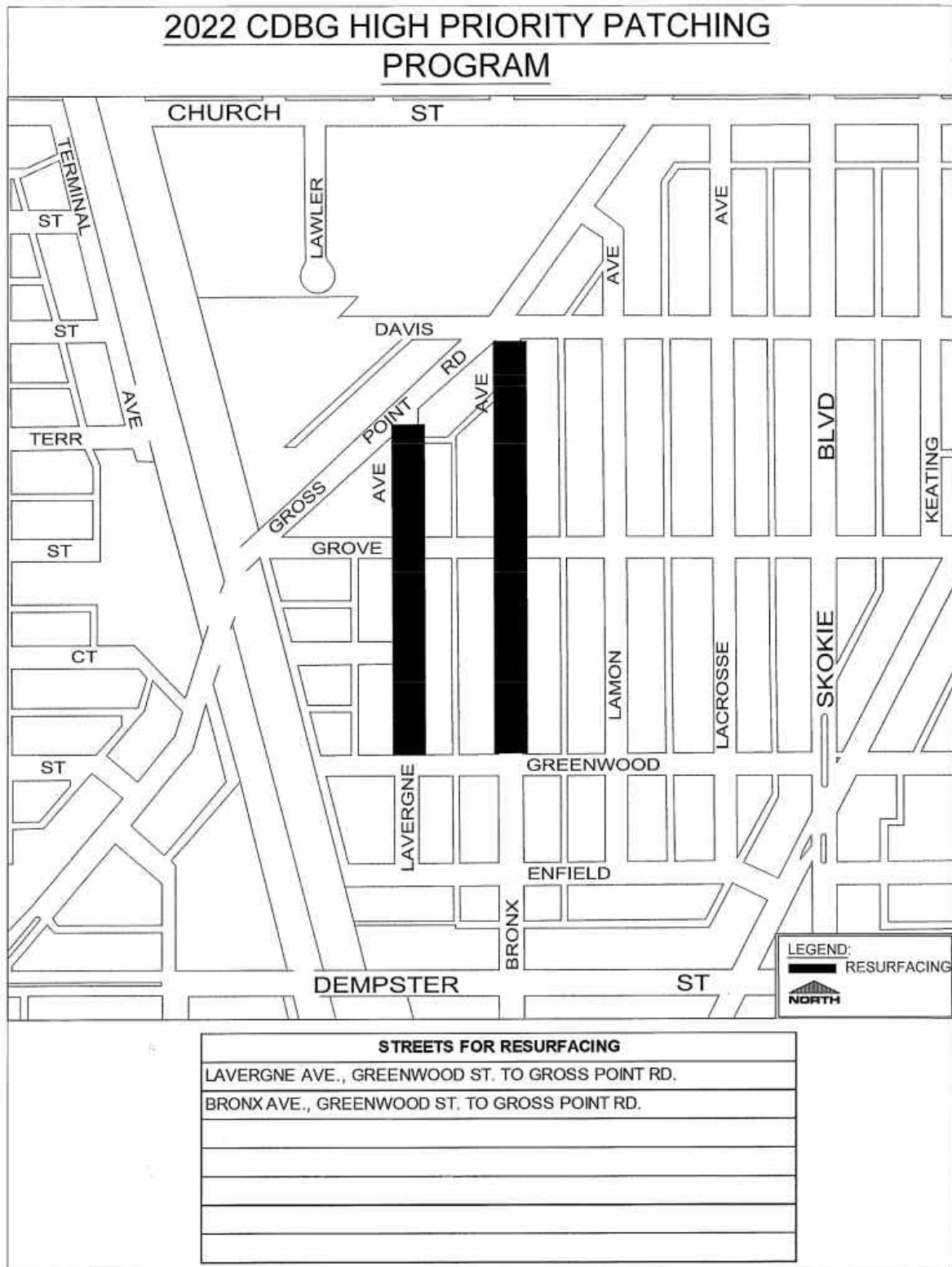
Additionally, the *Limited Clientele Projects Map* on the page that follows the infrastructure map, identifies the general locations of public facility improvements that will benefit a limited clientele. The projects will benefit a specific group of beneficiaries rather than all residents of a particular neighborhood or area.

***Note: The maps referenced in this section are attached to the AP-05 Executive Summary in IDIS.***

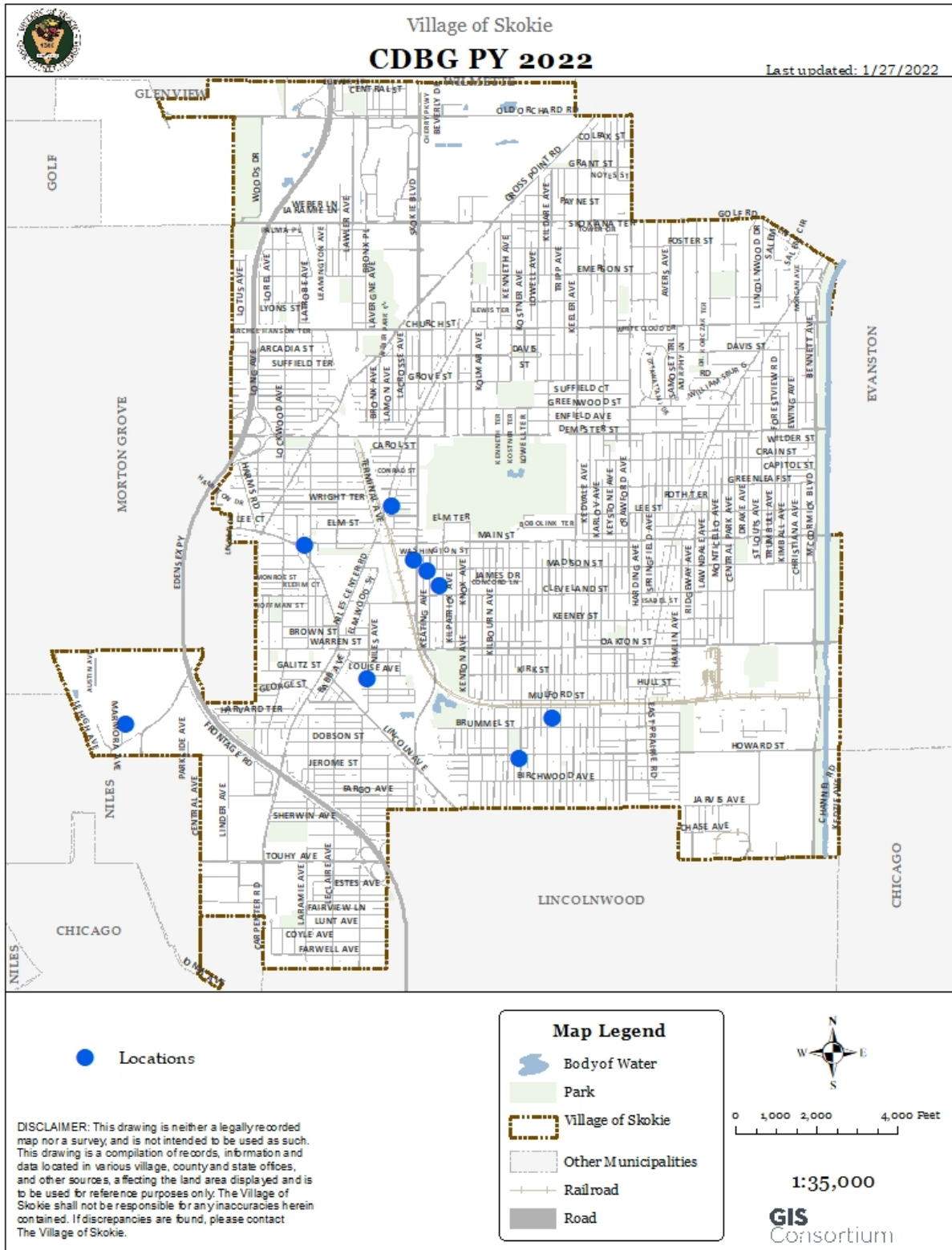
<sup>1</sup> <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-exception-grantees/>



**Low-Income Area Infrastructure Project Map – Census Block Group 8070-1 Detail**



Limited Clientele Projects Map



## Discussion

The public facility and public infrastructure improvements comprise 65% of the funding distribution, followed by program planning and administration (20%) and public services (15%) activities.

Census Block Group 8070-1 is eligible to receive CDBG funding for street resurfacing. Approximately 27% of the total \$712,200 budget for Program Year 2022 will be dedicated to improving a low/moderate-income area. The balance of the public facility and public infrastructure improvements will benefit limited clientele Village-wide, rather than to all residents of a particular neighborhood or area.

### ***AP-55 Affordable Housing – 91.220(g)***

#### **Introduction**

There are several housing initiatives that will be funded during Program Year 2022 to support homeless, non-homeless, and special-needs residents who need safe and affordable housing. The programs that are expected to impact most individuals or households are the Home Improvement Program, the Neighborhood Enhancement Program, and group homes (also known as Community Integrated Living Arrangements, or CILAs).

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless (Home Improvement 15, HODC 21, Neighborhood Enhancement 4)	40
Special-Needs (Search 1, Orchard Village 1)	2
<b>Total</b>	<b>42</b>

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	42
Acquisition of Existing Units	0
<b>Total</b>	<b>42</b>

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### **Discussion**

Skokie residents will benefit from CDBG funding in other ways, including the potential of hundreds of nights of service for homeless and runaway youth, with services and shelters in Park Ridge and other nearby North Shore locations.

## ***AP-60 Public Housing – 91.220(h)***

### **Introduction**

The Housing Authority of Cook County (HACC) provides low/moderate-income housing services to Village residents by operating the 126-unit Armond King Apartments at 9238 Gross Point Road in Skokie and administering the Housing Choice Voucher (HCV) program. As of February 2021, 266 HCVs were in use in Skokie's three Zip Codes (60076, 60077, and 60203).

### **Actions planned during the next year to address the needs for public housing**

In fall 2015, the HACC began remodeling the private units, interior common areas, building exterior, and grounds of the Armond King Apartments. Multiple units were converted to accommodate disabled and sensory-impaired residents, including the conversion of 27 existing units to meet Uniform Federal Accessibility Standards (UFAS). This effort was a long-term investment; therefore, there are no plans during the next year to make improvements to public housing in Skokie.

### **Actions to encourage public housing residents to become more involved in the management and participate in homeownership**

The HACC has a community room, kitchen, and library for the residents to be involved in social, recreational, and/or personal enrichment activities. There is a large Russian population, so information is available in English and Russian. The on-staff Asset Manager is a resource for the residents as well.

Housing Choice Voucher Program participants have the opportunity to become future homeowners. Per the HACC's previous website:

#### *REALIZE THE AMERICAN DREAM OF HOMEOWNERSHIP*

*For most Americans, purchasing a home is the largest single investment they will ever make. Owning a home is a way to achieve economic self-sufficiency. When you own and properly maintain your home, you can be sure that you and your family will always have a decent, safe and sanitary place to live.*

*Your voucher can make owning a home affordable. Prepare now for homeownership: Set up and maintain a budget, live within your means, clean up your credit and save regularly.*

#### *GETTING STARTED*

*The Homeownership Option is intended for all eligible Housing Choice Voucher Program participants and you will receive all pertinent information when you engage our staff.*

*If you currently have a Housing Choice Voucher, your dream of homeownership is now within your reach. Please contact one of our [Family Self-Sufficiency] FSS and Home Ownership Coordinators ... to get started.*

# Homeownership Program

*Serving Suburban Cook County*

## Eligibility Requirements

- Must be a first time homebuyer
- Have a gross annual income of at least \$17,160, not including welfare assistance. (Excluding elderly and disabled families.)
- Be continuously employed for 2 years. (Excludes elderly and disabled.)
- Not owe any debt to the HACC or any other Housing Authority.
- Attend a HACC Homeownership briefing
- Attend A HUD approved homeownership counseling session, which includes budgeting and credit counseling.
- Have at least 1% of the cost of down-payment.



### For More Information:

Email: [homeownership@thehacc.org](mailto:homeownership@thehacc.org)  
Call Homeownership Team  
South Region - 312-568-6299 or 708-932-1386  
North Region - 312-735-4059

*Building Communities and Changing Lives.....*

### Alternate Source:

[https://thehacc.org/wp-content/uploads/2016/06/Homeownership\\_Brochure\\_2018.pdf](https://thehacc.org/wp-content/uploads/2016/06/Homeownership_Brochure_2018.pdf)

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The HACC is not designated as troubled.

### Discussion

The Village researched the homeownership program to understand how the program may benefit Housing Choice Voucher holders who live in Skokie.

Only active Housing Choice Voucher families are eligible to participate in the homeownership program, as long as they have completed an initial one-year lease term. Families on the waiting list do not qualify for the program.

In general, the home must be located within the HACC's jurisdiction. The family may purchase a home in a jurisdiction other than Cook County, provided the housing authority in the receiving jurisdiction operates a homeownership program for which the homeownership applicant qualifies.

The HACC provides information about the program to Housing Choice Voucher participants. Interested participants are invited to attend a homeownership orientation information session to learn about the eligibility requirements. Eligible participants choose their own real estate agents when the HACC approves them to begin the home buying process.

The total Housing Choice Voucher count remains the same; however, the "rental" voucher is converted to a "homeownership" voucher.

The Director of Human Services with the HACC oversees the homeownership program.



## ***AP-65 Homeless and Other Special Needs Activities – 91.220(i)***

### **Introduction**

Village staff and public services providers will assist homeless and other special needs populations as needed.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Village Social Worker and other Human Services, Public Safety, and Public Works personnel will reach out to unsheltered homeless on an as-needed basis. The Homeless Protocol, established in 2014, will be followed, and care packages will be made available. Referrals to supporting services will be provided to interested homeless individuals, couples, and families.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Health and Human Services Department will follow the Homeless Protocol. In addition, any individuals, families, families with children, veterans and their families, and unaccompanied youth, including those who are living with family or friends, will be assisted by the Health and Human Services Department staff to find shelter and support services that will help them ultimately find permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Health and Human Services Department will work with the Alliance to End Homelessness in Suburban Cook County and other services providers to help the homeless population make the transition to permanent housing and independent living, including shortening the duration of homelessness, facilitating access to affordable housing, and preventing the recurrence of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Health and Human Services Department will work with local and regional service providers and local school districts to address issues such as homelessness prevention and the needs of the special needs population, including housing, health, social, employment, education, and youth services.

### **Discussion**

Village staff will continue to monitor the homeless and special needs populations on their needs, and amend the Homeless Protocol or other administrative policies when necessary.

## ***AP-75 Barriers to affordable housing – 91.220(j)***

### **Introduction**

The housing market and inventory of conditions in Skokie provide a number of constraints to the provision of affordable housing, which include the following:

1. **Availability of Land.** There is virtually no land available for new housing development.
2. **Cost of Housing.** Aside from persons receiving housing subsidies, many low-income residents are paying in excess of what is considered affordable for their income range.
3. **Utilization of Zoning Allowances.** The Village of Skokie Zoning Ordinance accommodates increased densities for planned developments and has progressive group home and community live-in residence provisions; however, cost-effective redevelopment opportunities for the type of dense, multi-family housing that may begin to address the housing needs of low/moderate-income households are extremely limited.

Actions it 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 and charges, growth limitations, and policies affecting the return on residential investment

In July 2015, the Village worked with the Regional Transportation Authority (RTA) and an Urban Land Institute (ULI) developer panel on the issues and opportunities in the neighborhoods within 2,000 feet of the Oakton-Skokie CTA Station, including all or portions of three of the Census Block Groups that have  $\geq 51\%$  low/moderate-income residents. The outcome of this effort included goals, objectives, and strategies for reinvesting in Skokie Boulevard and the neighborhoods. Issues to consider include:

#### *Skokie Boulevard*

- Consider workforce or blended affordable/tax credit housing along the Skokie Boulevard corridor to encourage multifamily housing
- Encourage mixed-use developments south of Madison Street, while staying open/receptive to other commercial development opportunities.

#### *Winnebago Park and Tecumseh Park Neighborhoods*

- Encourage the rehabilitation of the 2, 3, and 4-flats, as the housing stock is solid
- Seek out or solicit developers to acquire multiple apartment buildings and offer a master lease to incoming international IS+TP companies. A master lease can accommodate new employees looking for housing near work, and this concept will encourage the rehabilitation and upkeep of multiple properties in these neighborhoods.

#### *R5 Transit Area Housing Zoning Regulations*

- Adopt the draft R5 zoning district regulations to increase the allowable density in existing multifamily neighborhoods

#### *Oakton Street Corridor (from CTA Station to Floral Avenue)*

- Focus on attracting multifamily apartment or mixed-use development at each end of the corridor to create gateways and a walkable Transit-Oriented Development (TOD) district along Oakton Street. The Crafty Beaver site has the greatest redevelopment opportunity in the Downtown area.



*St. Peter School Site (Lincoln Avenue and Niles Center Road)*

- Consider encouraging the archdiocese to issue a request for qualifications (RFQ) to solicit interest in rehabilitating part of the existing school site to be loft-style rental apartments.

Discussion regarding tax policies affecting land, fees, and charges are expected to remain unchanged; however, these items and policies affecting the return on residential investment may be considered in future program years.

**Discussion**

The Village will continue to support local organizations in their efforts to maintain or create affordable units for existing and future Skokie residents, including the conversion of units to eliminate barriers to ADA-accessibility.

## ***AP-85 Other Actions – 91.220(k)***

### **Introduction**

The following actions will be undertaken by the Village in an attempt to identify obstacles to meeting underserved needs and propose actions to overcome those obstacles, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination.

### **Actions planned to address obstacles to meeting underserved needs**

The Village plans to fairly distribute CDBG funding to organizations who will attempt to address the obstacles in meeting the underserved needs of the community.

### **Actions planned to foster and maintain affordable housing**

In addition to funding the Home Improvement Program with CDBG funding, on May 1, 2016, the Department of Community Development increased the limits on the Home Improvement Program to \$12,000 for all repair, maintenance, and emergency improvement needs. The payback terms of the 15-year agreements changed to 100% payback for the first 5 years, then drop 10% each year for the next 10 years.

Also, since 2016, the moderate-income (80% of Median Family Income, or MFI, for the Chicago-Joliet-Naperville, IL, Metropolitan Area) households will be eligible for the grant program in lieu of the loan interest subsidy. This limited-time arrangement will continue to be monitored prior to offering grants to moderate-income households on a permanent basis.

Other projects and activities planned to foster and maintain affordable housing for Program Year 2021 include improvements to two group homes (CILAs) and improvements to three or four buildings with a total of 14 to 18 affordable apartment units, plus funding staff support services for nights of care for neglected and runaway youth. In addition, funding has been budgeted for the Village's Neighborhood Enhancement Program (formerly known as the affordable housing initiative), established in PY19.

In 2021, the Village will continue working toward addressing the issues and implementing the opportunities identified in the Urban Land Institute (ULI) developer panel summary report.

### **Actions planned to reduce lead-based paint hazards**

The current understanding of the Skokie Health and Human Services Department as it pertains to high Blood Lead Levels (BLLs) in children are cultural practices or lead sources outside of Skokie, and not necessarily the paint found in Skokie homes. The Skokie Health Department will continue to monitor the Lead-Based Paint (LBP) issue, and if there is a case for further action, the existing procedures will be reviewed and amended as needed. In the interim, the Skokie Health Department plans to educate residents on potential sources of lead, such as the eyeliner known as "Kohl" or "Surma" which is applied to infants in certain immigrant communities. Per the *Illinois Lead Program 2019 Annual Surveillance Report*<sup>2</sup>, an estimated 86% of Skokie's housing stock is was built prior to 1978. Of the 858 Skokie children <3 years of age had their BLLs tested in 2019, 0.3% had levels  $\geq 10\mu\text{dL}$  and 1.7% had levels  $\geq 5\mu\text{dL}$ .

In addition, the Community Development Department will continue to monitor lead levels in CILAs and homes participating in the Home Improvement Program where paint disturbance will occur or there are deteriorating paint conditions.

Both departments will continue to work together as-needed when lead-based paint health issues are potentially

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<sup>2</sup> <https://dph.illinois.gov/topics-services/environmental-health-protection/lead-poisoning-prevention/childhood-surveillance.html#publications>

caused by poor property maintenance.

#### **Actions planned to reduce the number of poverty-level families**

The Village will work toward maintaining or increasing affordable housing, providing a stable base environment from which to work. In addition, the Village's Economic Development Division is making strides to grow the Village's economy by working to redevelop vacant properties and commercial spaces, attracting new businesses to Skokie, and supporting the Illinois Science + Technology Park. Job (and employer) training is another initiative to ultimately improve the socioeconomic status of low/moderate-income families and individuals, including disabled individuals.

Most if not all the economic development activities will be accomplished by utilizing several funding sources including the Village's Economic Development Fund, tax increment finance (TIF), and local funding, with little to no CDBG funding.

#### **Actions planned to develop an institutional structure**

Village staff will provide technical assistance to sub-recipients throughout the program year, including on-site or Zoom.us-based pre-construction meetings, quarterly reporting assistance, and on-site or desktop monitoring.

Since the Village's 2014 and 2017 HUD monitoring visits, plus interim Davis-Bacon monitoring visits, policies and procedures related to grant management continue to be reviewed, updated as needed, and documented in the CDBG procedures manual. CDBG administration staff will continue to look for operational efficiencies and attend relevant training and conferences.

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

In addition to the aforementioned technical assistance and monitoring activities, Health and Human Services staff will continue to collaborate with Community Development staff and reach out to housing and social services agencies as needed.

#### **Discussion**

The Village is committed to making Skokie a better place to live, work, and play for all residents, workers, and employers. The activities listed above will enhance this effort for low/moderate-income residents, households, and neighborhoods.

## ***AP-90 Program Specific Requirements – 91.220(l)(1,2,4)***

### **Introduction**

Community Development Department staff is responsible for ensuring program compliance, including plan preparation, administration, and reporting.

### **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 (Table 7 – Project Information). The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$7,200
2. The amount of proceeds 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
3. The amount of surplus funds from urban renewal settlements	0
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
5. The amount of income from float-funded activities	0
<b>Total Program Income</b>	<b>\$7,200</b>

### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	99.99

### **Discussion**

The Village's program income is generated by sales of homes improved or repaired through the Home Improvement Program and are sold within 15 years of their improvement or repair. This funding will continue to be repurposed in the CDBG program.

Appendix - Alternate/Local Data Sources

1	Data Source Name Point in Time Count 2019
	List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County
	Provide a brief summary of the data set. Point-in-Time (PIT) for all of suburban Cook County
	What was the purpose for developing this data set? To document the number of homeless and the types of homeless persons
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? It documents all of suburban Cook County area covered by the Continuum of Care
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? December 2019 (with some non-PIT updates in October 2018 - September 2019)
	What is the status of the data set (complete, in progress, or planned)? Complete; ongoing. HUD has granted the Alliance an exemption to perform a point-in-time count for 2021 due to COVID-19.
2	Data Source Name American Community Survey (ACS)
	List the name of the organization or individual who originated the data set. United States Census Bureau
	Provide a brief summary of the data set. Five-year averages of demographic data
	What was the purpose for developing this data set? To understand the population and economic characteristics of Skokie, Illinois, and the United States
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Village-wide and Census Block Group data for the Village of Skokie, plus overall data for the State of Illinois and the United States
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2011-2015
	What is the status of the data set (complete, in progress, or planned)? Complete; ongoing
3	Data Source Name Housing Authority of Cook County (HACC), Village- and County-wide data
	List the name of the organization or individual who originated the data set. HACC
	Provide a brief summary of the data set. Public housing and Housing Choice Voucher data for the Village of Skokie and Cook County
	What was the purpose for developing this data set? To understand the demographic characteristics of public housing and Housing Choice Vouchers
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Village-wide and County-wide
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Current as of February 2021
	What is the status of the data set (complete, in progress, or planned)? Complete; ongoing

4	<b>Data Source Name</b> Illinois Department of Public Health Blood Lead Levels
	List the name of the organization or individual who originated the data set. Illinois Department of Public Health
	Provide a brief summary of the data set. Blood Lead Levels (BLLs) for Skokie children
	What was the purpose for developing this data set? To understand number of children with BLLs of 5-9 micrograms per deciliter and 10 micrograms per deciliter
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is State-wide; however, only the Skokie data was analyzed
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? January through December 2017
	What is the status of the data set (complete, in progress, or planned)? Complete; ongoing
	5
<b>Data Source Name</b> Low-Income Data by Census Block Group ( <a href="https://www.hudexchange.info/onecpd/assets/File/ACS-2015-Low-Mod-Summarized-All-2019.xlsx">https://www.hudexchange.info/onecpd/assets/File/ACS-2015-Low-Mod-Summarized-All-2019.xlsx</a> )	
List the name of the organization or individual who originated the data set. HUD	
Provide a brief summary of the data set. Percentage of low-income residents per Census Block Group	
What was the purpose for developing this data set? To determine low/moderate-income areas eligible for CDBG funding	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Village-wide, broken down to the Census Block Group level	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2011-2015 ACS	
What is the status of the data set (complete, in progress, or planned)? Complete	