



CITY OF DES PLAINES, ILLINOIS

2015-19 Consolidated Plan and
2015 Annual Action Plan for
Community Development Block Grant
Programming

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

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Federal fiscal year 2015 – 2019 Consolidated Plan is a comprehensive five-year planning document that identifies the overall housing and community development needs of the City of Des Plaines, outlines available programs and resources, and establishes a strategy for prioritizing and addressing these needs. The Consolidated Plan and Annual Action Plans constitute the City of Des Plaines' application for federal funding of housing and community development programs through the U.S. Department of Housing and Urban Development (HUD). The City receives an annual entitlement grant allocation of Community Development Block Grant (CDBG) funds from HUD, a valuable resource for addressing housing and community development needs, particularly of low- and moderate-income residents.

Since 1974, the CDBG program has been an important tool for helping states and local governments tackle serious challenges facing their communities. As a CDBG entitlement community with a population of over 50,000, the City of Des Plaines receives an annual allocation of funds based on a grant funding formula. The Department of Community and Economic Development (CED) administers the program and works closely with HUD to ensure fluid implementation. The overall goal of the program is to provide decent housing, a suitable living environment, and economic opportunities particularly for low/moderate-income individuals. CDBG is the only HUD program for which Des Plaines is qualified to receive direct funding.

There are three documents required by HUD from all recipients of the CDBG Program: The Consolidated Plan, the Annual Action Plan (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 a community's current conditions and establishes long-term objectives, strategies, and goals to mitigate the issues identified. The Action Plan allows the community to make annual adjustments to meet both the goals benchmarked in the Consolidated Plan or deal with newer issues that may arise. The CAPER provides the outcomes of the strategies by reporting performance figures versus the goals referenced in both the Consolidated and Action Plan. The Action Plan and its respective CAPER must be submitted annually.

The Consolidated Plan and planning process is guided by federal regulations found at 24 CFR parts 91 and 570 which regulates the CDBG process. Further information about Consolidated Planning and the CDBG program is available at www.hud.gov.

The functions of the Consolidated Plan are to create a planning document that builds upon a participatory process, to apply for federal funding under HUD's formula grant programs, to

establish strategies to follow while implementing HUD-funded projects, and to create an Action Plan that provides the basis for annual assessments of the City's performance.

This Consolidated Plan is the result of a collaborative effort to identify and prioritize needs and develop strategies and objectives to increase housing opportunities, provide a suitable living environment, and create economic opportunities for the community's residents, especially low- and moderate-income people.

Time Period - This Consolidated Plan covers the time periods of the Federal fiscal years allocations for program years 2015 through 2019 (October 1, 2015 - September 30, 2020).

Contents - The Consolidated Plan contains six major components:

- 1) Introduction
- 2) The Planning Process
- 3) Housing and Homeless Needs Assessment
- 4) Housing Market Analysis
- 5) Five-Year Strategic Plan
- 6) One-Year Action Plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

HUD has developed a performance measurement system to gather information to determine how well programs and activities are meeting established needs and goals. The performance measurement system involves the identification of performance objectives and outcomes for funded activities.

The prescribed performance objectives are broadly framed to identify the community impacts that result from funded activities. The prescribed outcomes indicate the nature of the change expected as a result of the activity. The performance objectives for CDBG activities are: 1) creating suitable living environments, 2) providing decent housing, and 3) creating economic opportunities.

The performance outcomes for CDBG activities are: 1) availability/accessibility public services, infrastructure, public facilities, housing or shelter including to persons with disabilities, 2) affordability of needs such as housing, infrastructure or services, and 3) sustainability which involves improving communities or neighborhoods and helping to make sure they are livable and viable.

The Needs Assessment and Market Analysis of this Consolidated Plan has identified three significant trends that the City feels CDBG funds can be best suited to address. These are

- a large and quickly growing population over the age of 65 that is low income and faces housing affordability and accessibility challenges;
- an increasingly complex mixture of homeless persons and/or persons at risk of homelessness that includes more women, children, families, and a widening age range than previously seen; and
- the existence of low income areas of the city with infrastructure and facility gaps.

The City aims to perform CDBG activities that complete the aforementioned performance objectives to reverse these trends.

In this Consolidated Plan, the City sets goals in the high priority need areas of

- preserving affordable housing which meet the objective of providing decent housing and the outcome of making housing more affordable;
- homeless programs that meet the objective of enabling the homeless and at-risk individuals and families to secure decent housing with the outcome that the housing and homeless services are accessible and available;
- public facilities that meet the objective of creating suitable living environments and outcomes of making facilities available and accessible;
- public services that meet the objective of creating suitable living environments and outcome of making services available and accessible;
- and planning and administration which meets the objective of creating suitable living environments and outcome of making activities available and accessible.

3. Evaluation of past performance

The City of Des Plaines has focused its CDBG program towards providing decent housing by preserving the existing housing stock and improving the overall quality of the community's low and moderate-income neighborhoods. The previous 2010-15 Consolidated Plan allocated the majority of its annual CDBG budget to fund programs designed to address the affordable housing needs of low and moderate-income residents and 100 percent of the public facility projects in qualified low income areas of the City (refer to SP-10 Geographic Priorities section).

The Home Repair Program carried out by the Northwest Housing Partnership, has been the central activity of the City's CDBG Program for many years. The Department of Community and Economic Development and the Northwest Housing Partnership (since PY2007) have completed housing rehabilitation for 34 households through the Home Repair Program from PY2005 to PY2009, benefiting over 70 people. Of the household figure, over half have had lead based paint in their home identified and nearly a quarter assisted was disabled or elderly headed households. However, since the 2010-14 Consolidated Plan, the number of households participating in the program has dropped drastically, with only 22 households served in years 2010-14. This is short of the previous Consolidated Plan's goal of helping 40 households. Consultation with our sub-recipient has revealed that they have had a difficult time establishing

income eligibility of recent potential participants. Neighboring CDBG municipalities served by the Northwest Housing Partnership have experienced similar issues. City CDBG Staff will be revising the program to make it appear less daunting to potential low income applicants.

The Emergency Grant Program has been shown to be effective in assisting low income households by providing decent housing in emergency situations. Typical housing activities include repairing a leaking roof and plumbing/heating issues. Often times, the maximum grant amount (\$2,500) is enough to provide emergency work when combined with a household's own payment. Since PY2010, twelve households have been assisted through the EGP. However, this is short of the previous Consolidated Plan's goal of 25 households.

Neighborhood revitalization to assist low and moderate income areas of the community included essential infrastructure construction and rehabilitation, as well as the provision of new public facilities. The City of Des Plaines has rehabbed and replaced streets and sidewalks in low and moderate income neighborhoods at a level commensurate with its prior Consolidated Plan goals. The City has also installed new park facilities at Eaton Park in a low moderate income neighborhood. A grander plan to improve public facilities in Apache Park and the greater Apache Park Neighborhood has been funded with CDBG dollars, but the actual implementation of the plan is on hold due to funding shortfalls elsewhere. It is the City's intention to allocate additional CDBG funds to cover this shortfall and fully implement this project as part of this Consolidated Plan.

The previous Strategic Plan cited home buyer assistance as a priority need to help low income households wanting to purchase a home in Des Plaines. Beginning PY2008, the City budgeted for a pilot First Time Homebuyers Program administered by the NWHP. As a result, two households were able to successfully purchase a home in Des Plaines with a down-payment and/or closing cost grant. However, the program has been unsuccessful in the following years in providing financial assistance for low income households to purchase a new home, and will be discontinued.

To prevent homelessness, the City of Des Plaines Health and Human Services Division, Community and Economic Development and Police Departments worked together to implement the program. Emergency and transitional housing activities carried out by public service sub recipients included: the Safe Harbour Homeless Youth Program (Harbour, Inc.), Homeless Prevention Program (Center of Concern), Transitional Housing Counseling Program (CEDA Northwest, now known as Northwest compass, Inc.) and Safe House Program (WINGS). These have been some of the most successful CDBG Programs Des Plaines has administered in the past years, helping the homeless and those at risk of homelessness find a more stable living situation. Twenty-three percent of the households assisted were elderly and/or disabled; a high priority demographic cited in the strategic plan (Special Needs Housing for the frail elderly). These programs have met or exceeded their 5 year program goals, assisting 100s of persons. Unfortunately, public service CDBG programs are capped by HUD, only 15% of Des Plaines total CDBG annual allocation can be used to fund public services. This will make it difficult to expand the work done in this sphere.

Non-housing community development needs of the previous Consolidated Plan included senior and family youth programs ranked as a high priority. Since PY2008, the CDBG program funded the Senior Employment Program to provide the elderly (although available to all Des Plaines residents) with employment counseling and networking resources. Counseling sessions took place at the Des Plaines Senior Center twice a week while meetings by appointment were available five days a week at the CEDA Northwest office in Mount Prospect. In the past five years, this program has come very close to meeting its goal of assisting 100 persons. CEDA Northwest (now known as Northwest Compass, Inc.) also provides day care assistance through the Child Care Program. This has been an important CDBG public service grant, and has nearly doubled its goal of serving 40 low income households.

The City has performed a rigorous analysis of past CDBG practices in order to prepare this Consolidated Plan, which will guide the next five years of activities. A review of past performance, by consultation with our sub-recipient service providers and an assessment of needs performed by this Consolidated Plan, has highlighted successful programs that the City feels it should continue to allocate CDBG funds towards. However, some programs have been underperforming and should be modified or removed. With a strong commitment and a renewed sense of energy, the City of Des Plaines plans to run an efficient and effective CDBG program, responsive to a changing set of challenges, that will make Des Plaines a more livable community.

4. Summary of citizen participation process and consultation process

The City of Des Plaines conducted an on-line public survey to consult with its citizens as to their understanding of the City's needs and opportunities. The invitation to partake in the survey was published in local newspapers as well as the City's website www.desplaines.org. Over a one month period, 153 responses were recorded. Following the survey, two public hearings were conducted to give the public an opportunity to comment on the draft version of the Plan. These opportunities were also published in newspapers, the quarterly City newsletter and online. All planning documents are available in their entirety on the City website.

In addition, the City engaged in extensive consultation with local and regional social service agencies and providers to understand the needs of the populations they serve and ways to implement effective programming to meet these needs. This consultation occurred through email, phone conversations, one on one and focus group meetings.

5. Summary of public comments

A wide variety of concerns were voiced by the citizens of Des Plaines in the public participation process, including which specific at risk populations of the City they believe should be served with CDBG funded programming and what types of programs they feel would best serve them.

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

Although all public comments were reviewed by City staff, some of the comments suggested the City engage in activities that would be an ineligible use of CDBG funds and would not satisfy a CDBG national objective.

7. Summary

The needs assessment of this Consolidated Plan, established by analysis of US Census data, consultation with social service providers and public agencies, and summarizing the input of the City's citizenry, identifies the principal challenges faced by Des Plaines' low and moderate income communities. Low income persons in Des Plaines primarily face issues in obtaining affordable housing, as they often face housing cost burdens; diverting an unduly large portion of their limited income towards housing related expenses. Des Plaines low income population is disproportionately comprised of elderly citizens relative to the low income populations of the surrounding region. In addition to the aforementioned housing cost burdens, elderly low income populations face additional challenges related to transportation, health, and mobility within their own homes that make their living situation increasingly perilous.

The elderly low income population is but one component of the increasingly complex picture of homelessness in Des Plaines. In recent years the characteristics of Des Plaines' homeless population has grown beyond the traditional middle-aged lone male to encompass families, children, the elderly, and non-English speaking persons. The diverse range of Des Plaines' homelessness is challenged by institutional difficulties in the form of reduced capacity to serve this growing need.

Finally, geographic analysis of concentrations of Des Plaines' low income households, in addition to consultation with our Park District and Department of Public Works and Engineering, has revealed blighted areas of the city in need of rejuvenation.

To respond to these needs of Des Plaines' at risk population, the City proposes the following strategic goals to create a more affordable, sustainable, and livable community:

1. **Improve Public Facilities** – Des Plaines will use CDBG funds to improve parks, recreational facilities, and landscaping in low and moderate income neighborhoods. City CDBG staff will partner with the Department of Public Works and the Des Plaines Park District, 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.
2. **Improve Public Infrastructure** – Des Plaines will use CDBG funds to make sidewalk and lighting 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. These additional programs can include sidewalks, street, pedestrian safety devices, lighting, alleys, sewers, and other infrastructure.

3. **Preserve affordable, accessible, sustainable housing** – Des Plaines will use CDBG funds to assist low income residents reduce their housing cost burden by providing counseling, home repairs, and home modifications. In particular, City CDBG staff would like to devise new programs that provide affordable, accessible, sustainable housing for our growing elderly low income population. City CDBG staff will partner with the City’s Department of Health and Family Services, the Department of Buildings, 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.
4. **Provide Public Services** – Des Plaines will use 15% of its total CDBG funds to provide public services to low income residents and special needs populations. City CDBG staff will partner with the City’s Department of Health and Family Services, the Police Department Social Worker, and our sub-recipient social service agencies to reassess the need for modified and new public services in future years as we prepare our annual action plans.
5. **Provide Services to Homeless** - Des Plaines will use CDBG funds to provide services to the homeless and services to those at risk of becoming homeless. City CDBG staff will partner with the City’s Department of Health and Family Services, the Police Department Social Worker, and our sub-recipient social service agencies to reassess the need for modified and new homeless services in future years as we prepare our annual action plans.

In the effort to achieve these strategic goals, this Consolidated Plan provides detail on the current landscape of housing and community issues in Des Plaines. The Plan presented herein is a foundation upon which activities can be proposed to provide opportunities for improved community livability.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

- 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

Agency Role	Name	Department/Agency
Lead Agency	DES PLAINES	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.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

- a) **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, non-profit organizations, social service agencies, affordable housing providers, and others with respect to the development of the Consolidated Plan. The City maintains constant contact with the public and assisted housing providers and governmental health, mental health and service agencies. In addition, a focus group meeting with community service providers contributed to the planning process as a means of sharing ideas and shaping the focus of this Plan.

- b) **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 recent strategic plan (A Strategic Plan Forward to End Homelessness: 2014-2017 Strategic Plan, July 2014) was consulted to shape the policies of this Consolidated Plan with regards to homelessness.

The City also receives input from local social service providers to form the City's strategy that addresses the needs of the homeless and reduced the risk of future homelessness.

Finally, the Department of Community and Economic Development works with City agencies such as the Department of Health and Human Services and the Police Department to implement its programming that addresses homeless.

- c) **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 public service sub-recipients to develop policies and evaluate outcomes of the City's homelessness prevention efforts.

- d) 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 2 on the following page.

Agency, Group, or Organization	Mode of Contact	Topics
<ul style="list-style-type: none"> • Health and Human Services Staff • Code Enforcement Officers • Police Department • CEDA Northwest /NORTHWEST COMPAS INC. • The Center of Concern • COOK COUNTY DEPARTMENT OF PUBLIC HEALTH – HIV SURVEILLANCE • The Harbour, Inc. • Northwest Housing Partnership • Alliance to End Homelessness in Suburban Cook County • Cook County Bureau of Economic Development • Housing Authority of Cook County • Chicago Metropolitan Agency for Planning • Maine West High School District 207 • Willows Academy • Des Plaines Chamber of Commerce • Des Plaines Park District • Mount Prospect Park District • The Center for Enriched Living • Catholic Charities • Children’s Advocacy Center of North and Northwest Cook County • Connections for the Homeless, Inc. • Dental Lifeline • Illinois Guardianship and Advocacy Commission • Life Span • Metropolitan Family Services • Northwest Center Against Sexual Assault (Northwest CASA) • Services for Adults Staying in Their Homes • Social Security Administration • United Way North-Northwest • WINGS Program • U.S. Senator Richard Durbin • Alexian Brothers Northwest Mental Health Center • Maine Center, Inc. • Housing Opportunity Development Corporation • Elk Grove Township • Northwest Municipal Conference • Little City Foundation • NAMI Northwest Suburban • North & Northwest Taskforce for Supportive Housing for the Mentally Ill • Resources for Community Living • Vital Bridges • Search Inc. • Fellowship Housing Corporation • Home of the Sparrow Inc. • Northwest Suburban Council – Boy Scouts • The Volunteer Center 	<p>Email notice of online needs assessment survey</p>	<p>ALL</p>
<ul style="list-style-type: none"> • Des Plaines Health and Human Services • Des Plaines Police Department Social Services • Northwest Housing Partnership • Northwest Compass • Center of Concern • WINGS (Women in Need Growing Stronger) • The Harbour 	<p>Focus Group Meeting, Email, Phone Calls</p>	<p>Needs Assessment, Strategic Plan, Annual Action Plan</p>

<ul style="list-style-type: none"> • Housing Authority of Cook County • Cook County Department of Planning and Development • Illinois Health Department – IL Lead Program • Alliance to End Homelessness in Suburban Cook County • Kenneth Young • PADS: The Journey Home 	Email, Phone Calls	Needs Assessment
<ul style="list-style-type: none"> • The Village of Arlington Heights • The Village of Skokie 	Email, Phone Calls, In Person Meetings	Consolidated Plan Advice

Table 2 – Agencies, groups, organizations who participated

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 Greater Cook County, the broad objectives and methods outlined support more localized objectives for the City of Des Plaines
City of Des Plaines Comprehensive Plan March 5, 2007	Des Plaines	This plan called for use of CDBG funds to support housing rehab, assist renters, and create housing counseling programs
A Strategic Plan Forward to End Homelessness July 2014 2014-2017 Strategic Plan	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 a number of suggestions on how to best accommodate Des Plaines’ growing elderly population

Table 3 – Other local / regional / federal planning efforts

e) 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 consulted with them to develop this Consolidated Plan. These communities include the Village of Arlington Heights, Village of Mount Prospect, Village of Palatine, Village of Schaumburg, and the Village of Hoffman Estates. These communities have similar needs and CDBG programming, and often even fund the same sub-recipients to provide services within their own separate jurisdictions.

The City also relied heavily on nearby CDBG entitlement communities, particularly Skokie and Arlington Heights, and their staff for technical assistance regarding the formatting and creation of this Plan.

Finally, the City coordinated with Cook County, in particular by joining their HOME Consortium, securing additional funding for housing related issues in Des Plaines and/or neighboring Cook County municipalities in future years.

PR-15 Citizen Participation

1. 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 was revised and strengthened in the buildup to this Consolidated Planning process. It outlines the procedures the City will follow to solicit public participation in CDBG planning. A copy of this Citizen Participation Plan is included in the appendix.

153 individual responses were recorded by our online survey that was conducted from April 9 to May 9 2015. The survey measured public opinion on which populations the City's CDBG funds should serve and via which type of activities and services. The opportunity to participate in this survey was broadcast via the City website, and local and regional newspapers. A summary of these responses can be found in the appendix.

This Plan was published in draft form and made available to the public via the City website (www.desplaines.org) and in hard copy at the City Clerk and City Library. Comments on this draft have been assessed by City staff and incorporated into this final document.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Online Survey	General Citizenry	153 responses	The public emphasized assisting low income and homeless families, seniors and children	Some comments concerned desire for non-eligible CDBG activities	https://www.surveymonkey.com/s/NNFLHPR
Public Comment Period	General Citizenry	No comments	None	N/A	http://www.desplaines.org/index.aspx?NID=107
Public Hearing	General Citizenry, City Council	4 Questions	Questions on Low and Moderate Income Households and Areas	N/A	http://view.earthchannel.com/Archive.aspx?PGD=despil&aID=1

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment highlights demographic trends identified by US Census, Comprehensive Housing Affordability Strategy (CHAS), and American Community Survey (ACS) data for the City of Des Plaines from the years 2000 to 2011. For a few categories where the Census could not provide data, alternative sources of information were sought. In addition, issues brought to Department attention by public input via surveys and meeting with sub-recipient social service agencies are included in this assessment.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	58,720	57,909	-1%
Households	22,369	21,883	-2%
Median Income	\$53,638.00	\$63,528.00	18%

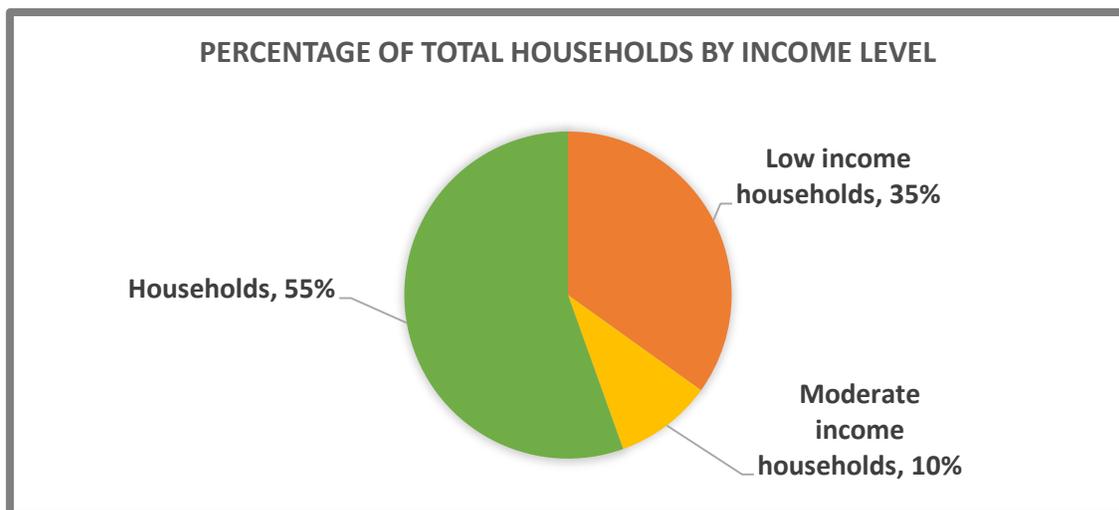
Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Des Plaines' population and number of households declined slightly from 2000 to 2011. The 2011 median income of \$63,528 increased 18% from the year 2000 median of \$53,638. This compares favorably to the wider region, as Cook County's population declined 3% in the same time period, and median income was \$54,598 in 2011 (2007-11 ACS).

A key demographic indicator to determine a household or community's eligibility for CDBG activities is HUD Area Median Family Income (HAMFI). To qualify for CDBG activities, a household's median income must be considered 'low,' or below 80% of the median income for the Fair Market Rent Area (FMR). Des Plaines household's HAMFI is compared to the Chicago-Joliet-Naperville, IL HUD Metro FMR Area for purposes of establishing income level, as shown in the following tables. Current income levels can be found online here: <http://www.huduser.org/portal/datasets/il.html>

As illustrated in the following chart, 35% of Des Plaines' 21,883 households are classified as low income, according to the above definition. An additional 10% are 'moderate income,' earning between 80% and 100% of the HAMFI of the Metro FMR Area. 55% of Des Plaines households earn above the metro area median income and do not qualify for direct CDBG assistance.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,565	2,405	3,670	2,110	12,145
Small Family Households (4 or less people) *	380	484	1,045	894	6,905
Large Family Households (5 or more people)	134	140	440	210	1,020
Household contains at least one person 62-74 years of age	178	584	860	399	2,205
Household contains at least one person age 75 or older	520	1,010	960	365	1,050
Households with one or more children 6 years old or younger *	354	320	670	329	839
* the highest income category for these family types is >80% HAMFI (HUD Area Median Family Income)					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI
Total Households *	7%	11%	17%	10%
Small Family Households *	4%	5%	11%	9%
Large Family Households *	7%	7%	23%	11%
Household contains at least one person 62-74 years of age	4%	14%	20%	9%
Household contains at least one person age 75 or older	13%	26%	25%	9%
Households with one or more children 6 years old or younger *	14%	13%	27%	13%
* the highest income category for these family types is >80% HAMFI (HUD Area Median Family Income)				

Table 7 - Total Households Table (Percentages, Focus on Low Income)

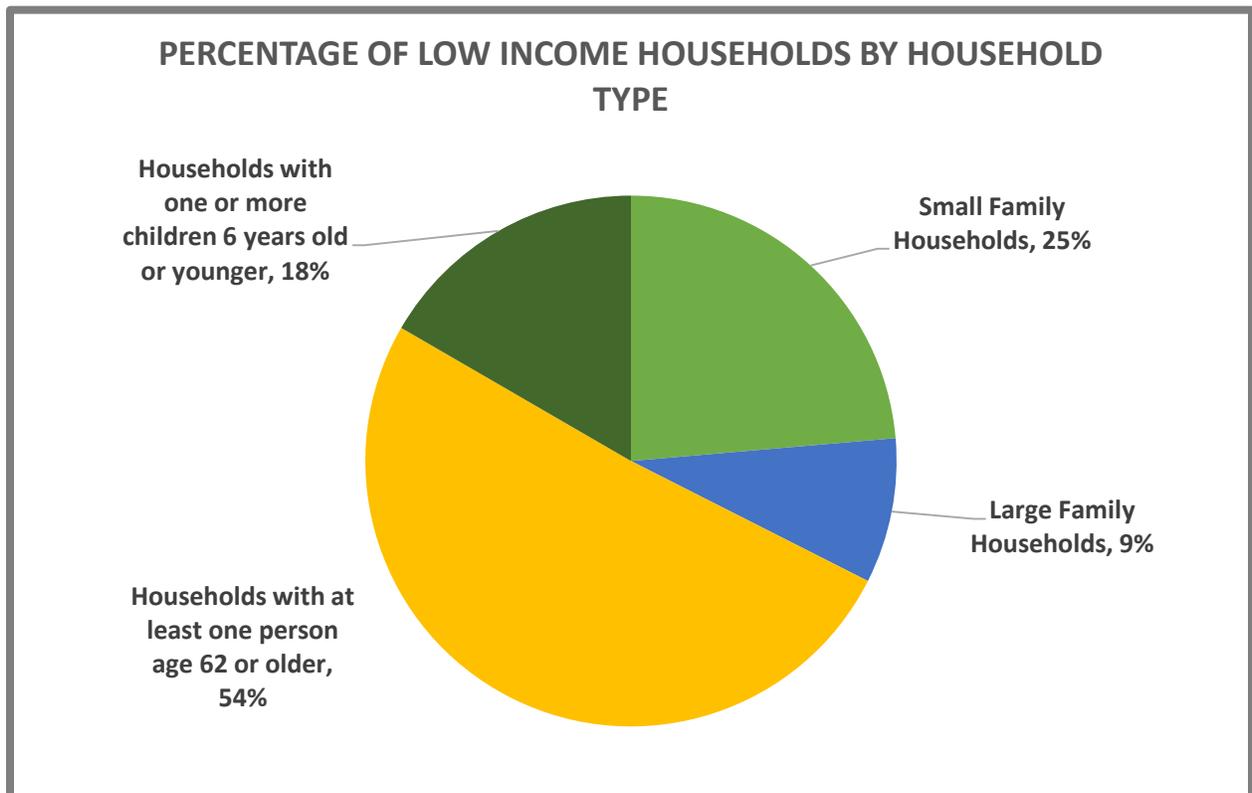
Data Source: 2007-2011 CHAS

Approximately 35% of the households in Des Plaines are classified as low, very low, or extremely low income, by HUD's definition. That is, HUD Area Median Family Income (HAMFI) is below 80% of the HAMFI for the region, which in the Chicago – Joliet – Naperville Metropolitan Fair Market Rent Area for 2011 was \$74,800. 7% of households earn less than 30% of HAMFI and are classified as extremely low income. 11% earn between 30-50% HAMFI and are classified very low income. 17% earn 50-80% of HAMFI and are classified low income. Finally, 10% of

households earn 80-100% HAMFI and are classified moderate income. These are the populations that CDBG programs aim to serve.

Outside of this Housing Needs Assessment section of the Consolidated Plan, unless stated otherwise, the City of Des Plaines will use the term low income to mean 'earning below 80% of the Chicago – Joliet – Naperville Metropolitan FMR Area of \$74,800'. The City of Des Plaines will not differentiate between low, very low, and extremely low (as described in the preceding paragraph) to determine a household's eligibility for CDBG benefits.

Within this broad definition of low income, it is important to note that over half of all low income households in Des Plaines consist of elderly persons, over the age of 62, as shown in the table below. This is a large percentage of the total Des Plaines population, and an overwhelming percentage of the Des Plaines low income population. Demographic trends indicate that elderly low income households will continue to grow to encompass an even larger portion of the Des Plaines citizenry, and is an area of need that Des Plaines aims to address with the efforts proposed by this Consolidated Plan.



Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	75	55	15	180	4	0	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	10	0	0	25	20	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	25	120	15	275	10	0	65	25	100
Housing cost burden greater than 50% of income (and none of the above problems)	350	235	79	110	774	495	549	655	205	1,904
Housing cost burden greater than 30% of income (and none of the above problems)	70	275	440	55	840	110	639	750	505	2,004
Zero/negative Income (and none of the above problems)	65	0	0	0	65	40	0	0	0	40

Table 8 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	500	345	250	135	1,230	515	549	740	250	2,054
Having none of four housing problems	195	385	620	355	1,555	250	1,115	2,065	1,365	4,795
Household has negative income, but none of the other housing problems	65	0	0	0	65	40	0	0	0	40

Table 9 – Housing Problems 2

Data 2007-2011 CHAS
Source:

A total of 3,284 Low and Moderate Income households in Des Plaines suffer from one or more severe housing problems, with 2,054 homeowners and 1,230 renters suffering from a) a lack of plumbing and kitchen facilities b) overcrowding c) housing cost burden or a combination of multiple impediments. Extremely low income households are most likely to suffer from one of these housing problems, with 72% of extremely low income renters and 67% of extremely low income owners suffering at least one housing problem. Conversely, moderate income households, despite consisting of a much larger number of households, were considerably less likely to suffer a housing problem, with only 28% of moderate income renters and 15% of moderate income owners suffering a housing problem.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	220	165	135	520	130	234	555	919
Large Related	30	35	90	155	44	79	200	323
Elderly	95	280	179	554	340	784	475	1,599
Other	190	145	240	575	105	85	179	369
Total need by income	535	625	644	1,804	619	1,182	1,409	3,210

Table 10 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	220	60	10	290	130	199	305	634
Large Related	30	25	40	95	44	69	70	183
Elderly	80	185	120	385	230	210	205	645
Other	140	60	0	200	105	70	74	249
Total need by income	470	330	170	970	509	548	654	1,711

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

Housing Cost Burden is the most common type of housing problem experienced by low income households in Des Plaines. The most telling trend distinguished among low income households that suffer from an undue housing cost burden is that the Elderly make up a much larger percentage of cost burdened low income households than small or large related households. This type of housing problem also occurs more frequently amongst renters with 970 of 3,739 (26%) occupied rental households suffering housing cost burden while 1,711 of 18,279 (9%) of owner occupied households suffering housing cost burden.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	125	0	105	15	245	10	0	90	20	120
Multiple, unrelated family households	0	35	10	0	45	0	0	0	25	25
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	125	35	115	15	290	10	0	90	45	145

Table 12 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

Housing Crowding a less common type of housing problem experienced by low income households in Des Plaines. The most telling trend distinguished among low income households that suffer from crowding is that single family households (365 of 14,800, or 2.4%) make up a larger percentage of crowded households than non-family households (70 of 7,218, or .9%) This type of housing problem also occurs more frequently amongst renters with 290 of 3,739 (7.7%) occupied rental households suffering housing crowding while only 145 of 18,279 (.7%) of owner occupied households suffering housing crowding.

Describe the number and type of single person households in need of housing assistance.

This specific information was not available in HUD's Econ Planning Suite, CPDmaps, or CHAS Data Query Tool. However, consulting the US Census reveals that there are 6,513 single person households in Des Plaines (ACS 2007-2011). Of these, 3,331 of these single person households are occupied by people 65 or older (ACS 2007-2011), an age class that the previous tables have revealed are more likely to need housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

This specific information was not available in HUD's Econ Planning Suite, CPD maps, or CHAS Data Query Tool. However, consulting the US Census in 2011 there were 6,181 people with disabilities in Des Plaines (ACS 2007-11). Of those 3,863 were above 65 years of age. Once again the elderly population is disproportionately represented within this category. However, no figures exist to explicitly link disability status with housing assistance need.

Discussions with the City of Des Plaines Police social worker provided anecdotal evidence that there has been a recent spike in domestic violence in the City. This reinforces the need for transitional housing services and counseling for victims, but perhaps even more capacity to provide these services is required.

What are the most common housing problems?

The most common housing problem in Des Plaines is housing cost burdens above 30 or 50% of household income.

Are any populations/household types more affected than others by these problems?

Low income elderly households in Des Plaines are particularly susceptible to increased housing cost burdens.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to the 2014-17 Strategic Plan Forward to End Homelessness from the Alliance to End Homelessness in Cook County (the Continuum of Care for our region):

Certain economic situations represent risk factors for homelessness, and may put additional pressures on the suburban Cook County homeless system moving forward. For example, being extremely poor—having income below half the poverty line, which translates to less than \$9,000 a year for a family of three—puts people at risk for homelessness since there is so very little money to pay for rent, let alone for other basic needs. There are over 112,000 people in extreme poverty in suburban Cook County, representing 4.5 percent of the population.

Therefore, those suffering from poverty would be considered most at risk of becoming unsheltered. In regard to both families and those with children:

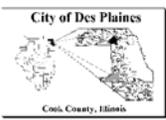
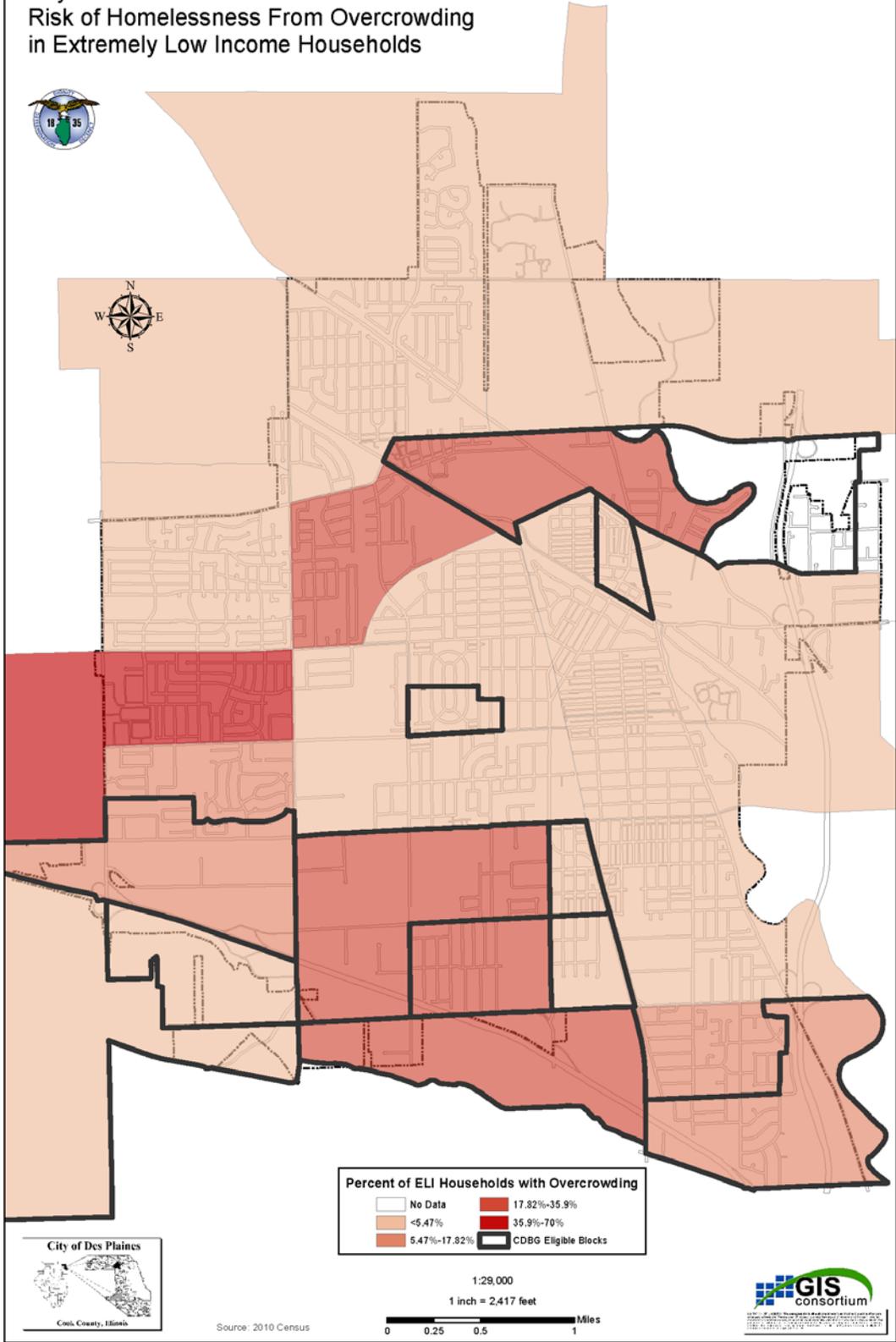
The homeless system in suburban Cook County served over 3,300 people in 2013. On any given night, approximately 1,200 people were either in transitional housing, in a shelter, or living on the street. While over 70 percent of people who experience homelessness in suburban Cook County in a year are single individuals, a growing number are in families—951 people were homeless with their families in 2013. By a broader measure, there were 5,704 school children in suburban Cook County considered homeless.

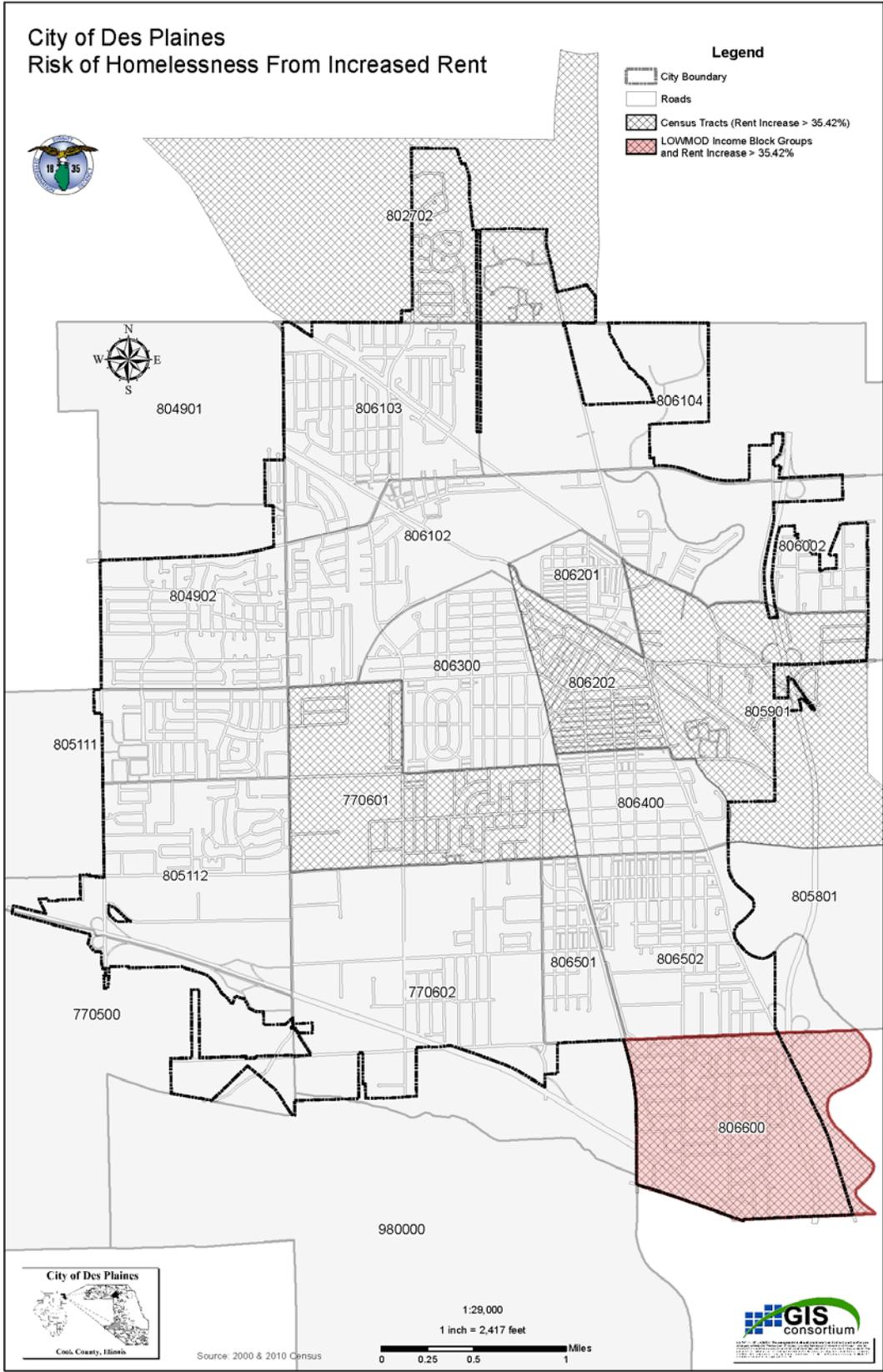
The at-risk population has been growing recently, particularly amongst families with children.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

HUD's CPD Maps tool has two methods of determining households at risk of homelessness. a) Housing Instability caused by % of Extremely Low Income Households with Overcrowding and b) Instability caused by Increased Rent (the change in median rent in Low Mod Income census tracts). These maps can be seen on the following two pages:

City of Des Plaines
Risk of Homelessness From Overcrowding
in Extremely Low Income Households





Discussion

Although median rent has risen in many areas of Des Plaines, placing a higher housing cost burden on low income families and therefore increasing their risk of homelessness, the predominately low income census block groups did not see as sharp of an increase in rent as other areas of the City. They also did not see a large rise in unemployment from 2000 to 2010.

The other indicator shows that census tract 8051.11 in western Des Plaines has a large percentage (between 36-70%) of Extremely Low Income households that face overcrowding, increasing the risk of homelessness. However, this indicator is misleading as half of this census tract is in neighboring Mount Prospect. A look at 2007-11 CHAS data shows 40 extremely low income rental households with more than 1 but less than 1.5 persons per room, but it is impossible to ascertain as to whether these households are in Des Plaines or Mt Prospect.

One particular area of concern regarding homelessness in Des Plaines is that the primary facility, the Maine Center, that provided counseling and case management to serve homeless and at risk of homelessness populations has recently closed its doors. Des Plaines may face a capacity issue in the near future due to this loss of a key service provider.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole.” The formula used to calculate the percentage of housing problems experienced for each group: divide the number of households with a housing problem by the total of households. Then divide the number of households within a racial category with a housing problem by the total number of households within a racial category. Compare the two percentages to see if a number of households within a racial category with housing problems has 10% more than the total number of households with a housing problem.

0%-30% of Area Median Income (81.51% of Extremely Low Income households have housing problems)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	1,190	270	81.51%
White	755	215	77.84%
Black / African American	25	20	55.56%
Asian	90	35	72.00%
American Indian, Alaska Native	0	0	-
Pacific Islander	15	0	100.00%
Hispanic	234	0	100.00%

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Pacific Islander and Hispanics households suffer disproportionately greater need as 100% of Extremely Low Income (less than 30% of regional HAMFI) households in these ethnic categories suffer housing problems, more than 10% points higher than the income group as a whole (81.51%).

30%-50% of Area Median Income (75.57% of Very Low Income households have a housing problem)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	1,810	585	75.57%
White	1,490	495	75.06%
Black / African American	10	0	100.00%
Asian	110	10	91.67%
American Indian, Alaska Native	0	0	-
Pacific Islander	0	0	-
Hispanic	205	60	77.36%

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Black/African American and Asian households suffer disproportionately greater need as the percentage of Very Low Income (30%-50% of regional HAMFI) households in these ethnic categories that suffer housing problems is at least 10% points higher than the 75.57% suffered throughout the income category as a whole.

50%-80% of Area Median Income (59.26% of Low Income households have a housing problem)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	2,175	1,495	59.26%
White	1,615	1,320	55.03%
Black / African American	25	30	45.45%
Asian	115	30	79.31%
American Indian, Alaska Native	4	0	100.00%
Pacific Islander	0	0	-
Hispanic	375	100	78.95%

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Asian, Native, and Hispanic households suffer disproportionately greater need as the percentage of Low Income (50% to 80% of regional HAMFI) households in these ethnic categories that suffer housing problems is at least 10% points higher than the 59.26% suffered throughout the income category as a whole.

80%-100% of Area Median Income (45.02% of Moderate Income households have a housing problem)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	950	1,160	45.02%
White	650	895	42.07%
Black / African American	0	0	-
Asian	100	40	71.43%
American Indian, Alaska Native	0	0	-
Pacific Islander	0	0	-
Hispanic	190	195	49.35%

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Asian households suffer disproportionately greater need as the percentage of Moderate Income (80% to 99% of regional HAMFI) households in these ethnic categories that suffer housing problems is at least 10% points higher than the 45.02%% suffered throughout the income category as a whole.

Discussion

The 2007-2011 ACS states the following demographic racial and ethnic characteristics for the population of the City of Des Plaines as a whole:

- White alone (not Hispanic) 39,559 (68.31%)
- Black or African American alone (not Hispanic) 797 (1.38%)
- American Indian and Alaska Native alone (not Hispanic) 113 (0.20%)
- Asian alone (not Hispanic) 6,322 (10.92%)
- Native Hawaiian and Other Pacific Islander (not Hispanic) 16 (0.03%)
- Some other race alone (not Hispanic) 299 (0.52%)
- Two or more races (not Hispanic) 551 (0.95%)
- Persons of Hispanic Origin 10,252 (17.70%)



The percentage of each ethnic and racial groups' households with a housing problem relative to the total number of households with a housing problem is quite similar to each racial and ethnic group's percentage of Des Plaines total population (for instance, approximately 66% of moderate income households that suffer a housing problem are white, while Des Plaines' white population is 68% of the total). However, using HUD's definition of 'disproportionately greater need' reveals that Des Plaines' minority populations suffer an undue burden of housing problems. The ethnic and racial groups suffering a disproportionately greater need vary by income category, but all minority groups suffer disproportionately greater need in at least one category.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	1,015	445	69.52%
White	645	320	66.84%
Black / African American	0	45	0.00%
Asian	70	55	56.00%
American Indian, Alaska Native	0	0	-
Pacific Islander	15	0	100.00%
Hispanic	219	15	93.59%

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Pacific Islander and Hispanic households suffer disproportionately greater need as the percentage of ELI households in these ethnic categories suffering severe housing problems is at least 10% points higher than the 69.52% suffered throughout the income category as a whole.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	894	1,500	37.34%
White	714	1,265	36.08%
Black / African American	10	0	100.00%
Asian	74	50	59.68%
American Indian, Alaska Native	0	0	-
Pacific Islander	0	0	-
Hispanic	100	165	37.74%

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Black/African American and Asian households suffer disproportionately greater need as the percentage of VLI households in these ethnic categories that suffer severe housing problems is at least 10% points higher than the 37.34% suffered throughout the income category as a whole.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	990	2,680	26.98%
White	660	2,275	22.49%
Black / African American	0	55	0.00%
Asian	90	55	62.07%
American Indian, Alaska Native	4	0	100.00%
Pacific Islander	0	0	-
Hispanic	215	265	44.79%

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Asian, American Native, and Hispanic households suffer disproportionately greater need as the percentage of LI households in these ethnic categories that suffer severe housing problems is at least 10% points higher than the 26.98% suffered throughout the income category as a whole.

*0%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Percentage of each category of whole
Jurisdiction as a whole	385	1,720	18.29%
White	280	1,260	18.18%
Black / African American	0	0	-
Asian	40	100	28.57%
American Indian, Alaska Native	0	0	-
Pacific Islander	0	0	-
Hispanic	65	320	16.88%

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Moderate Income Asian households suffer disproportionately greater need. The percentage of MI households in this ethnic category that suffer severe housing problems is at least 10% points higher than the 26.98% suffered throughout the income category as a whole.

Discussion

The percentage of each ethnic and racial groups' households with a severe housing problem relative to the total number of households with a severe housing problem is quite similar to each racial and ethnic group's percentage of Des Plaines total population (for instance, approximately 66% of low income households that suffer a severe housing problem are white, while Des Plaines' white population is 68% of the total). However, using HUD's definition of disproportionately greater need reveals that Des Plaines' minority populations suffer an undue burden of housing problems. Ethnic and racial groups suffering a disproportionately greater need vary by income category, but all minority groups suffer disproportionately greater need in at least one income category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The CHAS data provided here has been found by HUD and the City of Des Plaines to be inaccurate. No alternative data source was found, making it impossible to calculate the disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,695	2,934	2,994	115
White	11,085	3,845	2,400	115
Black / African American	120	115	10	0
Asian	955	370	275	0
American Indian, Alaska Native	44	0	4	0
Pacific Islander	0	0	15	0
Hispanic	1,220	585	475	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

The data here provided by HUD was found to contain significant flaws. The number of households within each income category for the 'Jurisdiction as a whole' is much too low. For instance, within the <30% category, it is stated that there are 7,390 more white households than the total number of households for the jurisdiction as a whole. Calls and emails to the HUD help desk were not able to resolve this issue, and not knowing the total number of households within the whole jurisdiction makes it impossible to ascertain the disproportionately greater need.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The most glaring instance of disproportionately greater need is that extremely low income Hispanic households in Des Plaines suffer either one or more housing problems (100%) or one or more severe housing problems (93.95%). Unlike other racial and ethnic groups within an income category where a large percentage but small total number of households are affected (i.e., 4 of 4 Native American low income households suffer a housing problem), this instance occurs with a high percentage of a large number of households (200).

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Des Plaines' Hispanic population, which is 17.7 % of the total population, is largely concentrated in the southern portions of the City as well as the northern area, where the largest concentration of renter occupied households are.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing and the Housing Choice voucher program, formerly Section 8, in the City of Des Plaines is owned and administered by the Housing Authority of Cook County, who provided the relevant data for this section.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification	Disabled *
# of units vouchers in use	0	0	127	195 vouchers, 386 persons	0	193 vouchers 384 persons	2 vouchers, 2 persons	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center), Housing Authority of Cook County, obtained 5/5/15

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	\$11,667	\$10,603	n/a	\$10,662	\$4,942	n/a
Average length of stay	0	0	7	8	n/a	8	3	n/a
Average Household size	0	0	1	2	n/a	2	1	n/a
# Homeless at admission	0	0	0	Not known	n/a	Not known	Not known	n/a
# of Elderly Program Participants (>62)	0	0	87	77 HOH 100 persons	n/a	76 HOH 99 persons	1 HOH 1 person	n/a
# of Disabled Families	0	0	49	107	n/a	107	0	n/a
# of Families requesting accessibility features	0	0	3	Not known	n/a	Unknown	Unknown	n/a
# of HIV/AIDS program participants	0	0	0	Not known	n/a	Unknown	Unknown	n/a
# of DV victims	0	0	0	Not known	n/a	Unknown	Unknown	n/a

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center), Housing Authority of Cook County, obtained 5/5/15. HOH = Head of Household

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	107	101 HOH 153 persons	n/a	100 HOH 152 persons	1 HOH 1 person	n/a	n/a
Black/African American	0	0	18	92 HOH 228 persons	n/a	91 HOH 227 persons	1 HOH 1 person	n/a	n/a
Asian	0	0	10	1 HOH 1 person	n/a	1 HOH 1 person	0	n/a	n/a
American Indian/Alaska Native	0	0	1	1 HOH 4 person	n/a	1 HOH 4 persons	0	n/a	n/a
Pacific Islander	0	0	0	0	n/a	0	0	n/a	n/a
Other	0	0	0	0	n/a	0	0	n/a	n/a

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center), Housing Authority of Cook County, obtained 5/5/15. HOH = Head of Household

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	8 HOH 18 persons	n/a	8 HOH 18 persons	0	n/a	n/a
Not Hispanic	0	0	129	187 HOH 368 persons	n/a	185 HOH 366 persons	2 HOH 2 persons	n/a	n/a

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center), Housing Authority of Cook County, obtained 5/5/15. HOH = Head of Household

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

38.5% of Des Plaines public housing residents and 12.6% of housing choice voucher residents are disabled. However, only 3 families are requesting accessible units, according to the Housing Authority of Cook County (HACC).

The HACC has signed a Voluntary Compliance Agreement with HUD to convert 5% of its housing unit inventory into accessible units. Regarding to the 127 unit Henrich House in Des Plaines, the plan is to convert 7 of these units into accessible units by 2019.

The waiting list for all public housing units, including the limited accessible units, is closed at the moment (April 2015). The wait time for those on the list is quite long, with waits from one to four years not uncommon.

Most immediate needs of residents of public housing and Housing Choice voucher holders

The majority of public housing and housing choice voucher residents in Des Plaines are white and elderly, while a large percentage of them are disabled. Their average income is approximately \$11,000, which would classify them as extremely low income and surely leave them with a severe housing cost burden of over 50%, considering the average median contract rent in Des Plaines is approximately \$900 a month.

How do these needs compare to the housing needs of the population at large

The needs of Des Plaines public housing and voucher residents represent the most extreme need of low income residents, but is broadly in line with the characteristics of Des Plaines' low income population in general in that it is predominantly an elderly population suffering housing cost burdens.

Discussion

Public housing and the Housing Choice Voucher program are administered by the Housing Authority of Cook County. The 127 unit Henrich House, which primarily caters to an elderly as well as disabled population, is the one public housing complex in Des Plaines. Its residents are primarily white, with 18 Black/African American residents, 7 Hispanic residents and 10 Asian residents. The Black/African American population in this development is disproportionate to percentage of Black/African Americans in Des Plaines as a whole. However, it is nowhere near as disproportionate as the number of Black/African American Housing Choice voucher holders in Des Plaines, where 228 persons consist of nearly 30% of the entire Black/African American population throughout the entire city.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Department staff consulted with other City departments, such as Health and Human Services and the Police, social service agencies and shelters that deal with homelessness in the City, and the Continuum of Care for the region, the Alliance to End Homelessness in Suburban Cook County, to obtain the estimates on homelessness in the table below.

Estimates on the number of homeless were provided by the Alliance for the entire suburban county. However, the Alliance also had the last permanent address of persons in their database, and 2.6% of suburban Cook County homeless persons had listed Des Plaines. This is slightly higher than Des Plaines share of the total county population (2.3%) so it can be said that Des Plaines may have a slightly higher homeless population relative to other Cook County communities. Further data was provided by Journeys: PADS The Road Home, who administers the homeless shelters in Des Plaines and neighboring municipalities.

Local agencies and institutions discussed a couple of trends that cause homelessness in Des Plaines that are difficult to quantify. Factors such as Des Plaines presence on a regional train line contribute to transient homelessness. However, transportation issues are a major issue for the homeless, exacerbated by the lack of a fixed location year round homeless facility in this region (homeless victims must move to a different shelter location every night as local facilities are only open one night each week). Recently, more homeless families with children have required services, a shift from the single males who used to comprise the majority of the homeless population. In addition, there is an increase in the number of people at risk of homeless. More people may not necessarily be without a home but there has been an uptick in people requiring other services homeless agencies provide, such as food pantries. For people more rooted in the community, substance abuse, perhaps exacerbated by recent national economic difficulties, tends to be a cause of homelessness. Another worrying trend is LGBT youth being kicked out of their homes by conflicted parents.

Des Plaines Homelessness Count (County x 2.6%)	Sheltered*	Un-sheltered*	Estimated # experiencing homelessness each year (ES-SH-TH)	Estimated # becoming homeless each year	Estimated # exiting homelessness each year	Estimated # of days persons experience homelessness	
Population <i>(updated November 2014)</i>							
Persons in households with adult(s) and child(ren)	14	0	31	16	13	263	
Persons in households with only children	0	0	2	1	0	40	
Persons in households with only adults	14	4	75	42	11	67	
Chronically homeless individuals	2	1	11	24	2	102	
Chronically homeless families	0	0	0	-	0	125	
Veterans	3	1	10	6	3	114	
Unaccompanied youth	0	0	2	-	0	-	
Severely mentally ill	4	1	19	-	5	-	
Chronic substance abuse	3	0	14	-	3	-	
Domestic violence victims	5	1	9	-	3	-	
Persons with HIV	0	0	1	-	0	-	
<i>*Source: 2013 Point in Time Count</i>				Any Disability	615	All Homeless clients	125
Estimates based Oct 2012-Sept 2013 data for Cook County multiplied by a factor of 2.6%						Average # nights in Emergency Shelter	32

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

This data is displayed in the above Table.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The estimates provided by the Alliance state that there are approximately 14 persons in households with adults and children that received housing assistance (shelter), and 4 veterans (3 sheltered, 1 un-sheltered). Consultations with Journeys suggest that this category of homeless need (families with children) has increased in the past 5 years.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

This data was not available specifically to Des Plaines, and broader Cook County homeless data may not reflect the ethnic and racial makeup of homeless cases specific to this city. Conversations with Des Plaines sub-recipient social service agencies reveal there has been a sharp increase in the number of Latino elderly seeking counseling to avoid homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The majority of persons experiencing homelessness in Des Plaines are sheltered in facilities in neighboring municipalities. The primary facility that provides shelter for Des Plaines homeless is Journeys: The Road Home, who operate one facility one night a week (October through April) in Des Plaines, and are based in nearby Palatine, Illinois.

Discussion:

The homeless situation in Des Plaines must be closely monitored. The closure of a key component of the region's homeless prevention and mental health services, The Maine Center, coupled with earlier discussed trends such as higher housing costs and increased cost burdens for low income families may cause homeless to spike in Des Plaines. In the future, Des Plaines may want to consider implement an Emergency Solutions Grant program in addition to its CDBG programs.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population consists of persons that are not homeless but require assistance and housing support due to conditions such as disability, substance abuse, HIV/AIDS, domestic abuse, or the elderly and frail.

Describe the characteristics of special needs populations in your community:

The primary special needs population in Des Plaines that require assistance and supportive housing is largely an elderly and frail population. Des Plaines has a disproportionately large elderly population relative to the rest of the region. According to the 2013 ACS, 36.5% of Des Plaines 65 and over population has a disability.

Conversations with Kenneth Young Center, a primary provider of senior services in the Des Plaines and Elk Grove Village area has revealed that of the approximately 400 elderly Des Plaines residents they served in year 2014, 65% were over the age of 75 and frail, meaning they suffer impairments in their ability to perform day to day tasks. In addition, 95% of these elderly persons were low income (Kenneth Young's definition differs from HUD's in that they classify recipients of Medicaid as low income).

What are the housing and supportive service needs of these populations and how are these needs determined?

The Department relies on consultation with institutions that focus primarily on services for the elderly to better understand the needs of this population. Discussions with our Department of Health and Human Services as well as local social service agencies such as Kenneth Young Center and CEDA/Northwest Compass Inc. have provided a more complete picture of the specific needs of Des Plaines' elderly community.

Services such as transportation are vital for a population that may no longer be able to operate a personal vehicle. In particular, transportation to health services is a primary concern. Additionally, pedestrian infrastructure and sidewalks in Des Plaines must be constructed or rehabilitated in a manner that accommodates users of all ages and abilities, including seniors.

These populations may also be served by a Meals on Wheels program to ensure they are receiving proper nourishment. The Meals on Wheels program also serves as a wellness visit for elderly individuals that live alone and may not have regular contact with family.

Finally, a serious need is home repair. There are two aspects of such need. One is relatively minor repairs that can be accomplished via a handyman program, such as replacing light bulbs

or even helping with the garbage. A more substantial need is serious home modifications that will enable the elderly to remain in their own homes, homes that may no longer be designed to meet their impaired abilities. A home modification program for the elderly that may provide improvements such as ramps instead of steps, bathroom grab bars to aid in mobility, and other features will allow the growing Des Plaines elderly population to age in place.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recent Illinois AIDS/STD Monthly Surveillance Update report from December 2013, there were a total of 1,145 reported cases of HIV infection in all of Cook County from January 2013 to December 2013. AIDS cases diagnosed in all of Cook County from January 2013 to December 2013 numbered 628. The number of people living in Cook County totaled 12,790 with HIV and 14,533 with AIDS. A way to determine how many of these cases are specific to Des Plaines was not found.

Discussion:

While there is a range of services and facilities for the large elderly population in Des Plaines, demographic trends, such as the Baby Boomer generation reaching retirement age, indicate that this population will continue to be a substantial segment of Des Plaines' total population, and a need for increased services will be likely.

The Department feels, based on conversations with professionals in this field and a growing body of research, that Des Plaines should emphasize Aging in Place (<http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf>) strategies to assist its growing elderly population.

The Frisbie Senior Center, located in Des Plaines, in conjunction with Age Options, the area agency on aging in suburban Cook County, prepared a plan in 2009 'The Maturing of Illinois: Getting Communities on Track for an Aging Population' with Des Plaines specific challenges and recommendations for developing age friendly initiatives. These are valuable resources as the City mounts a response to this increasing issue.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Des Plaines primary need for public facilities is to improve the public facilities of various City parks in low and moderate income areas. One such park is Apache Park, in which the principles of Crime Prevention Through Environmental Design will be employed. As part of the improvement, called for in the Apache Park Neighborhood Plan (<https://apacheparkneighborhoodplan.wordpress.com/documents/>), the City of Des Plaines may also allocate CDBG funds towards land acquisition to make way for new facilities.

How were these needs determined?

Apache Park is in a low and moderate income area (in a census tracts with 63.2% Low and Moderate Income households), the neighborhood contains a relatively high percentage of minority households, and the park itself is in need improved and new facilities. Other parks in Des Plaines, such as Eaton Park and Seminole Park face similar needs.

Describe the jurisdiction’s need for Public Improvements:

Des Plaines Department of Public Works and Engineering maintains a list of needed public improvements as part of a five year Capital Improvement Program. These programs cover street, sidewalk, alley, gutter and sewer improvements to repair deteriorated infrastructure. Also included are streetscaping, sound insulation along highways, and lighting, as well as improvements to increase pedestrian safety and walkability.

How were these needs determined?

Des Plaines Department of Public Works and Engineering maintains a list of needed public improvements as part of a five year Capital Improvement Program, and confers with CED staff to determine projects that are eligible for CDBG funds based on presence in a predominately low and moderate income area. The City CDBG program also works closely with the Des Plaines Park District to help improve park facilities in low and moderate income areas. In addition, the public participation online survey responses indicated that street lighting infrastructure to improve public safety was one of the public’s highest priorities.

Describe the jurisdiction’s need for Public Services:

Public services are in high demand in Des Plaines and will continue to be a major component of the City’s CDBG program, surely the allocating the maximum 15% of our grant towards various public services.



How were these needs determined?

Public services are determined by consulting with sub-recipient agencies and other non-profits that help us assess the needs of populations served as well as public input obtained from our online survey. Finally, the demographic analysis performed in this needs assessment is a crucial factor in determining public service needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Des Plaines is at a critical point in its evolution as a community. It is a built-out, mature suburb with little available vacant land for development. Yet, reinvestment and redevelopment within the downtown and in other areas of the City over the last decade have raised redevelopment pressures on residential properties.

According to the 2007-11 ACS (provided via CPD Maps in the Econ Planning Suite) there are 23,162 housing units in Des Plaines, 5.52% of which are vacant. 76% of these units are owner occupied with a median value of \$269,400 and 18.4% are renter occupied with a median rent of \$921. The majority of the housing stock is single family, with 12,038 or 68.32% of units consisting of single unit detached and 1,052 or 5.97% single unit attached. Multifamily units comprise a smaller percentage of the housing stock, with a 3,174 units (18.01%) existing in 20 plus unit buildings as well as a smaller number of 2-4 unit (1.78%) and 5-19 (3.29%) unit buildings.

According to the 2000 US Census, the housing market has shifted slightly in the last decade. While there are 311 more housing units present than in 2000 (22,851 units), the total number of occupied households has dropped from 22,362 to 21,883. There are slightly less renters than in 2000, with 4,264 renters in 2011 compared to 4,623 in 2000 (or, 20.7% of occupied units in 2000 were rented, versus 19.49% in 2011). The average size of a household has increased, however, from 2.58 to 3. This jump in household size is particularly evident in rented households, where the figure jumped from 2.13 to 3.

According to the 2007-11 ACS, the majority of housing (75.7%) in Des Plaines was built before 1980. Therefore, it is increasingly like that CDBG housing activities in Des Plaines must comply with HUD's Lead Housing Rule (24 CFR Part 35) that whenever Federal funds, such as CDBG, are used to assist housing built before 1978, steps must be taken to address lead hazards. Also, an aging housing stock and the potential deteriorating condition of low income families' homes is a main focus of Des Plaines' CDBG programming.

One of the largest challenges facing the housing market in Des Plaines is the drastic rise in median home values and rents since 2000. The median value of homes in Des Plaines rose 50% since 2000 and median rents rose 34%. This rise in the cost of housing has led to rise in the number of cost burdened households in the City.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The majority of the housing stock is single family, with 12,038 or 68.32% of units consisting of single unit detached and 1,052 or 5.97% single unit attached. Multifamily units comprise a smaller percentage of the housing stock, with a 3,174 units (18.01%) existing in 20 plus unit buildings as well as a smaller number of 2-4 unit (1.78%) and 5-19 (3.29%) unit buildings.

Owner occupied units tend to have at least 2, and more often 3 bedrooms (29% and 65%, respectively). Renter occupied units are smaller, with 1 bedroom units consisting of 34% and 2 bedrooms 35%. However, there is a growing number of larger rental units (23%) to accommodate the growing average size of rental households in Des Plaines.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,398	58%
1-unit, attached structure	1,396	6%
2-4 units	861	4%
5-19 units	1,986	9%
20 or more units	4,776	21%
Mobile Home, boat, RV, van, etc	745	3%
Total	23,162	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	323	8%
1 bedroom	1,019	6%	1,450	34%
2 bedrooms	5,058	29%	1,511	35%
3 or more bedrooms	11,517	65%	980	23%
Total	17,619	100%	4,264	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There is one public housing complex in Des Plaines, the Henrich House at 1301 Ashland Ave which consists of 127 one bedroom units for elderly and disabled residents. This facility is owned and operated by the Housing Authority of Cook County (HACC).

A second facility, financed under section 202 Supportive Housing for the Elderly, the Frances Manor, is a 75 one-bedroom unit buildings, operated by the Catholic Charities of the Archdiocese of Chicago.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Des Plaines does not expect to lose affordable housing inventory. The HACC was perplexed by the wording of this question, as they could only think of Section 8 contracts expiring due to a tenant taking more than 120 days to find a unit.

Does the availability of housing units meet the needs of the population?

The City boasts a diverse range of housing unit types, from single family homes to one bedroom units in large multifamily developments.

Describe the need for specific types of housing:

The percentage of units that are available for rent has declined slightly in the past decade, but a rental vacancy rate of 11.1% (compared to a housing vacancy rate of 2.4%, 2007-11 ACS) indicates that there is not an incredible demand for increased rental housing availability. However, an increased need for more affordable housing may be indicated by the previously discussed high percentage of Des Plaines households, particularly renters that suffer a burden of high housing costs.

Discussions with local social service agencies that address the needs of senior citizens reveal there is a growing need for housing modifications that enable elderly householders that suffer from mobility impairments to continue to be able to function in their dwelling.

Discussion

Analysis of the building permits issued by the City of Des Plaines (provided by HUD's State of the Cities Data System, <http://socds.huduser.org/permits/index.html>) from the past 10 years reveals that new construction has slowed markedly since the housing market collapse in 2007. While 217 single family unit permits were issued in 2005-2007, and 620 multi-family unit permits were issued in the same time period, only 220 total permits were issued for the



following 8 years, 99% of which were single family. These building trends will continue to shift the Des Plaines market in favor of single family owner house-holds from the smaller percentage of multi-family renters, and is unlikely to contribute to a larger availability of affordable units to low income communities.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

From year 2000 to 2011 the median home value in Des Plaines has risen 54%, from \$174,800 to \$269,400. Rents have also risen, but not as sharply, rising from a median contract rent of \$710 to \$921 (30%) in the same time period.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	174,800	269,400	54%
Median Contract Rent	710	921	30%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	502	11.8%
\$500-999	2,226	52.2%
\$1,000-1,499	742	17.4%
\$1,500-1,999	492	11.5%
\$2,000 or more	302	7.1%
Total	4,264	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	315	No Data
50% HAMFI	505	305
80% HAMFI	2,020	1,670
100% HAMFI	No Data	3,304
Total	2,840	5,279

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$790	\$904	\$1,016	\$1,242	\$1,403
High HOME Rent	\$790	\$896	\$1,016	\$1,235	\$1,364
Low HOME Rent	\$660	\$706	\$848	\$980	\$1,093

Table 31 – Monthly Rent

Data 2011 HUD FMR and HOME Rents (www.huduser.org)
Source:

Is there sufficient housing for households at all income levels?

There is insufficient affordable housing at all income levels. There are nearly 1,500 Extremely Low Income households in Des Plaines, but only 315 rental units affordable to them. There are nearly 2,400 Very Low Income households in Des Plaines, but only a combined 810 rental and owner affordable units available to them. At least Low Income households have an adequate number of affordable units available to them.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability has changed in recent years as a result of the housing market crash of the late 2000s. Due to stricter lending standards, it is now more difficult for low income individuals to secure a loan in order to purchase a home. And due to the decreased availability of home ownership, rents have been pushed up, squeezing low income households from both sides.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The 2011 ACS states that the area median rent is \$921, which is considerably less than the Fair Market Rent for Cook County which is \$1016 for 2011, and \$1093 for 2015. The median rent is lower than the High HOME rental rate, but higher than the Low HOME rental rate, a disincentive for some landlords to participate in the program.

Discussion

Although the demand for affordable housing in Des Plaines outstrips the supply, it can be generally stated that the City boasts a better supply of affordable housing relative to the surrounding region.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing is assessed according to the following 4 condition criteria:

- Lack of Complete Plumbing Facilities
- Lack of Complete Kitchen Facilities
- More than One Person Per Room
- A Housing Cost Burden of Over 30%

In addition, housing conditions are assessed based on their likeliness to contain lead based paints (LBPs). Lead has been found to cause health problems in persons with elevated levels found in their bloodstream, particularly children. Lead was banned for use in home paint in 1978. Therefore, housing built before 1978 is much more likely to have lead contaminants, and also is more likely to be in deteriorated state that increased the risk of lead poisoning in a dwelling’s inhabitants.

Definitions

The City of Des Plaines enforces the International Property Maintenance Code, plus amendments outlined in the City Code. If a City inspection reveals code violations, a notice of violation is sent allowing 10 days to comply. After 10 days a second inspection occurs, and if the property is found to be non-compliant a second notice of violation is sent, allowing 10 days to comply. If a property is found to still be in violation after the second notice is served, an Administrative Hearing citation is issued. The case can be dismissed or brought to final judgement at this point if violations are rectified. If major code violations (such as life threatening safety issues) still exist, it is referred to the County Circuit Court which can impose fines, and grant the City the order to potentially repair, clean, or demolish the property.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,247	35%	1,890	44%
With two selected Conditions	58	0%	385	9%
With three selected Conditions	34	0%	8	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,280	64%	1,981	46%
Total	17,619	99%	4,264	99%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,725	10%	339	8%
1980-1999	2,474	14%	739	17%
1950-1979	10,417	59%	2,694	63%
Before 1950	3,003	17%	492	12%
Total	17,619	100%	4,264	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,420	76%	3,186	75%
Housing Units built before 1980 with children present	540	3%	344	8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,162		1,162
Abandoned Vacant Units			
REO Properties	150		150
Abandoned REO Properties			

Table 35 - Vacant Units

Data Source: Vacant Units determined by 2011-2013 ACS, REO Properties determined by consulting online REO listing agencies, and is an estimate based on different listings

Need for Owner and Rental Rehabilitation

53% of rental units in Des Plaines are listed as having a housing condition, a higher figure than the number of owner units (35%). However, the majority of these conditions are the previously discussed instances of higher housing cost burden and do not pertain to the physical characteristics of the building.

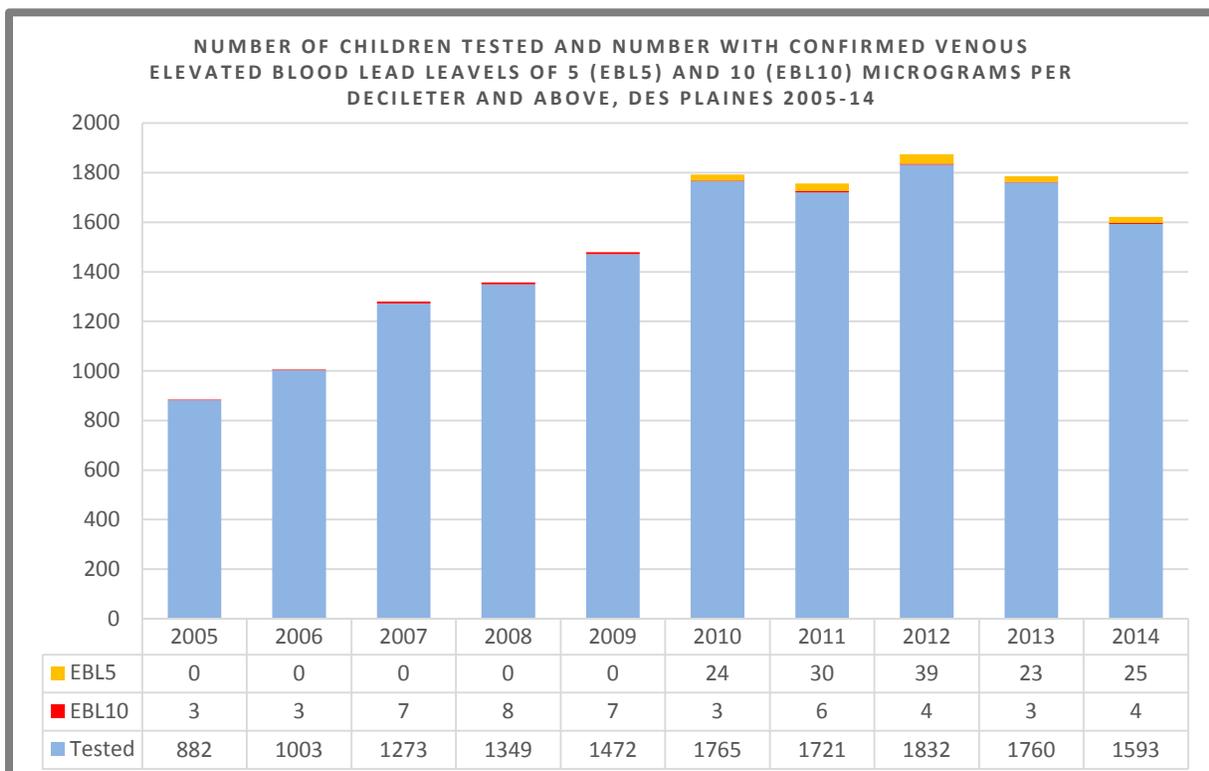
Des Plaines housing stock is relatively newer than the housing stock of the greater region. Only 17% of owned units and 12% of rental units were built before 1950, which throughout Cook County over 39% (2007-11 ACS) of all housing units are of this older vintage. Des Plaines also

has more new buildings relative to the surrounding region, with 10% of owned dwellings and 8% of rented units constructed since 2000. Comparatively this figure is 7% for Cook County. The inference is that newer dwellings are less likely to be in need of rehabilitation.

However, the City of Des Plaines has dedicated a large portion of its CDBG allocation in previous years to a Home Repair Program that assists low income households with performing necessary housing rehabilitation at no or minimal cost.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There is little in the way of data to confirm a direct link between presence of LBP Hazards and household income status. The best means of estimating the prevalence of LBP hazards amongst all households is to consult the Illinois Department of Public Health’s Lead Surveillance Program which tracks the results of blood tests of children for elevated presence of lead in the bloodstream. As children are an age group most at risk from ill effects of LBP hazards, they are the section of the population most regularly tested and able to be used to extrapolate the potential disproportionately higher presence of lead in a community. The number of children tested for lead and the number to have elevated lead levels is shown in the table below.



Source: Illinois Department of Public Health – Illinois Lead Program Surveillance Data 2005-2014, updated 4/27/2014 FF, Des Plaines includes ZIP Codes 60016 and 60018

From years 2005 to 2009, only children with an Elevated Blood Level (EBL) above 10 micrograms of lead per deciliter of blood were considered to have tested positive for lead. The standards were raised by the Center for Disease Control in 2010 to also consider children with at least 5 micrograms of lead per deciliter of blood. In addition to the raised standards, a key difference in these two time periods, 2005-9 versus 2010-14, is that considerably more children in Des Plaines were tested, yet fewer tested positive for over 10 micrograms. Put another way, 28 of 5,979 (0.46%) children tested positive for over 10 micrograms of lead in their blood in the years 2005 to 2009, while only 20 of 8,671 (0.23%) of children had elevated levels of lead in their blood from 2010-14. Compared to the larger region, suburban Cook County (without Chicago), in the years 2011 and 2012, had 101,135 children tested for lead, and 695 (0.68%) tested above 10 micrograms (Illinois Lead Program Annual Surveillance Report: 2012). Using the stricter standard of 5 micrograms of lead per deciliter of blood, 141 of 8,671 (1.62%) Des Plaines children tested in years 2010-14 showed EBL, while in the larger suburban Cook region, a higher percentage, 7,799 (7.71%) of 101,135 children tested positive. Therefore, it can be inferred that Des Plaines suffers a lower percentage of lead hazards in its housing stock than the surrounding region based on its relatively lower instance of elevated lead levels in its children.

Discussion

Despite a lower instance of elevated lead levels in Des Plaines children, lead hazards are still an area of concern for the City of Des Plaines, and mitigating these hazards is a priority for the City and all of its housing related CDBG programming. This has been accomplished via one of our CDBG programs, a LBP inspection that preceded the Home Repair Program, a key Des Plaines CDBG program, as well as the former First Time Homebuyer Program.

In general the condition of residential units are in suitable shape for habitation, as most of the housing conditions concern cost burden and not physical attributes. However, as the bulk of Des Plaines housing was built before 1980, the City must continue to monitor the condition of housing in the future to ensure that it does not begin to deteriorate.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing in the City of Des Plaines is owned and administered by the Housing Authority of Cook County, who provided the relevant data for this section.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs	Family Unificati	Disabled *
# of units vouchers available	0	0	127	195	0	193	2	0	0
# of accessible units		7*							

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center), provided by Housing Authority of Cook County 5/5/15, * - Accessible units planned to be built
Source: 2019

Describe the supply of public housing developments:

There is one public housing development in the City of Des Plaines, the Henrich House at 1301 Ashland Ave. This development has 127 one bedroom units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score
Henrich House	69.65

Table 37 - Public Housing Condition (past 5 inspections, since 2000)

The Henrich House has been inspected 5 times since 2000, with its lowest inspection score occurring in 2000. The inspection scores have been on upward trajectory since, with its most recent score being the highest due to the installation of a new roof.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The HACC has a Voluntary Compliance Agreement with HUD to convert 5% of its units to accessible units. This will take place at the Henrich House in 2019 when 7 units are converted.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

From the HACC's 2012 Administrative Plan (<http://thehacc.org/wp-content/uploads/2012/09/2012-Housing-Choice-Voucher-Administrative-Plan.pdf>):

The HACC's Mission Statement: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

As a public service agency, the HACC is committed to providing excellent service to HCV program participants – families and owners – in the community. The HACC's standards include:

- 1. Subsidize affordable, decent, safe and sanitary housing for low income persons who are eligible for rental assistance under HUD regulations and the HACC policies*
- 2. Manage the Housing Choice Voucher program available in a proper and efficient manner to eligible households*
- 3. Promote freedom of housing choice for applicants and participants*
- 4. Provide information to applicants and participants on communities and units outside areas of poverty or minority concentration*
- 5. Encourage the participation of owners throughout the HACC jurisdiction, particularly the owners of units outside areas of poverty or minority concentration*
- 6. Promote Fair Housing and the opportunity for participants to locate housing in all areas of the HACC jurisdiction*
- 7. Ensure that all assisted units meet Housing Quality Standards*
- 8. Ensure that all participants pay fair and reasonable rents*
- 9. Promote a housing program that maintains quality service and integrity to all applicants, participants and owners*

10. Encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human services needs.

11. Create positive public awareness and expand the level of family, owner, and community support in accomplishing the HACCC's mission.

Discussion:

The City is fortunate to have a public housing facility that caters to its low income elderly population that has been recently renovated and will feature additional accessible units in the near future.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There is one homeless shelter in Des Plaines run by Public Action to Deliver Shelter (PADS)/Journeys: The Road Home out of St Mary’s Church on 795 Center St. However, the support they are able to offer is limited in that this shelter is seasonal, running October through April, and only on Fridays.

The agencies that Des Plaines funds with CDBG dollars to provide shelter and services to homeless persons are in neighboring municipalities.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)		35			
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A key preventive measure against homelessness is to ensure that persons at risk of homelessness have access to mainstream services that serve as a safety net. For instance, basic daily needs can be taken care of by programs such as TANF (cash assistance/welfare), SSI (disability) and SNAP (food stamps). The City of Des Plaines Department of Health and Human Services aims to assist at risk individuals seeking health and employment services by referring them to the appropriate agency.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Organization	Location	Description
Center of Concern	1580 N. Northwest Highway Park Ridge, IL 60068	Offers a home sharing program for extra income and security. Also provides homelessness prevention funds to assist with rent/mortgage or utilities for households in temporary crisis.
Henrich House	1301 Ashland Ave Des Plaines, IL 60016	Provides low-income housing (Section 8) for seniors and disabled individuals
Open Communities	614 Lincoln Ave Winnetka, IL 60093	Provides a home sharing program, fair housing program, landlord/tenant program and foreclosure program.
Myers Place	1585 W. Dempster Mount Prospect, IL 60056	Permanent supportive housing
Access Community Health Network at Genesis Center	1 N. Broadway Des Plaines, IL 60016	Health Clinic provides sliding scale medical care for low-income, uninsured residents.
Vista Health Center	1585 N. Rand Road Palatine, IL 60067	Cook County Bureau of Health Services Primary Care Clinic provides sliding scale medical care
WINGS (Women in Need Growing Stronger)	P.O. Box 95615 Palatine, IL 60095	Provides counseling and transitional housing services to victims of domestic abuse.
Safe Harbour	1440 Renaissance Dr. Ste. 240 Park Ridge, IL 60068	Provides counseling and transitional housing services to homeless and at-risk of homeless youth.
Bessie's Table	First United Methodist Church of Des Plaines 668 Graceland Ave Des Plaines, IL 60016	Serving a free community dinner on Monday evenings from 5:30 to 6:30 pm
Catholic Charities	1717 Rand Road Des Plaines, IL 60016	Serving a free community dinner on Tuesday and Thursday evenings at 5:30 pm
Illinois Department of Human Services	8020 St. Louis Ave Skokie, IL 60076	Administers Federal/State funded programs: TANF (Temporary Assistance for Needy Families), AABD (Aid to the Aged, Blind and the Disabled), food stamps and healthcare coverage
Maine Township	1700 Ballard Road Park Ridge, IL 60068	Provides general assistance/forms for Public Aid and financial assistance to those residents that qualify

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations have specific requirements for facilities and services, particularly when it comes to supportive housing. There are numerous agencies and services in Des Plaines that aim to meet these needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

A key supportive housing need for the elderly and frail elderly is aging in place initiatives that allow these persons to remain to live in their home. Assisted living and nursing services must also be provided for these communities.

People living with physical and mental disabilities also have unique supporting housing needs. Often, like with seniors, this takes place in the form of home modifications that better enable people with disabilities to function in their dwelling.

Finally, the City can support these communities outside of their home by improving facilities and infrastructure to make them more accessible, as well as providing transportation options that enables people with mobility limitations to still get around.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The following passage from The Alliance to End Homelessness in Suburban Cook County details the procedure to be followed in the release of patients of mental and physical health institutions:

Mental Health - The Illinois Department of Human Services Division of Mental Health (DMH) has a longstanding policy that persons are not to be discharged into homelessness if possible. In extended care facilities, stable housing and benefits are reliably in place before discharge. In acute treatment facilities, where the length of stay is 12 days or less and where 30% of persons admitted were homeless at entry, the facility staff relies on their relationships with local homeless-serving organizations to create linkages to other resources. Alliance members work with community hospital social work staff to inform them of resources for avoiding homelessness for persons discharged from psychiatric departments. DMH has a new initiative to prevent persons in crisis with a serious mental health problem from being discharged/sent to a nursing home if housing resource are not available. Specialized Mental Health

Rehabilitation Facilities (SMHRF) Comparable Service Program pays for crisis stabilization as an alternative to psychiatric hospitalization. It will pay for housing and services while securing other benefits in order to transition to other community housing and services.

Physical Health - The Illinois Department of Public Health (IDPH) operates under eight State administrative rules that govern the facilities it licenses or regulates, including hospitals, assisted living, skilled nursing, intermediate care, sheltered care, veteran homes, and community living facilities. All eight administrative rules include discharge procedures. Alliance members participate in Illinois' Coordinated Care Entity (CCE) projects that involve hospitals, housing, and service providers as vital partners. Designed to streamline and improve care for high users of health care, hospitals will notify the CCE of patients during emergency room visits, thereby reducing admissions and releasing individuals to their care coordination team. Emergency shelters have strong relationships with their local hospitals and connect clients to services immediately to avoid serious complications that may arise and require hospitalization. Many have registered nurses who visit weekly to offer these services. The Alliance is also active in advocating for the proposed Illinois 1115 Medicaid waiver to ensure placement and follow-up care before discharge.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

91.215(e) of 24 CFR Subtitle A states:

Other special needs. With respect to special needs of the non-homeless, the consolidated plan must provide a concise summary of the priority housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents). If the jurisdiction intends to use HOME funds for tenant-based assistance to assist one or more of these subpopulations, it must specify local market conditions that led to the choice of this option.

The City of Des Plaines' outstanding 'other special need' is the needs of the elderly who face housing problems. The City of Des Plaines plans to undertake aging in place initiatives that enable low income elderly householders to stay in their home via minor home modifications.

This is an action that supports our goal of preserving affordable, sustainable, accessible housing.

The City does not intend to directly use HOME funds for tenant based rental assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are realities and policies in place in Des Plaines that may be examples of sound government but have unintended effects of potentially being an impediment to affordable housing:

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

Zoning and Code Requirements – Des Plaines has minimum lot widths and setbacks requirements 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. In addition, the first floor of any single family unit is required to be of masonry construction, a more expensive material than alternatives. 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 less units available.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Des Plaines is fortunate to feature a diverse array of non-housing community development assets, particularly with regards to its varied economic sectors, with no over reliance on a single industry.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	16	0	0	0	0
Arts, Entertainment, Accommodations	2,575	2,033	10	6	-4
Construction	950	1,627	4	4	1
Education and Health Care Services	4,514	4,472	17	12	-5
Finance, Insurance, and Real Estate	1,976	3,154	8	9	1
Information	583	775	2	2	0
Manufacturing	3,081	5,922	12	16	4
Other Services	1,093	1,374	4	4	0
Professional, Scientific, Management Services	2,951	5,387	11	15	3
Public Administration	0	0	0	0	0
Retail Trade	3,215	2,708	12	7	-5
Transportation and Warehousing	1,295	2,548	5	7	2
Wholesale Trade	1,827	4,453	7	12	5
Total	24,076	34,453	--	--	--

Table 39 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	31,658
Civilian Employed Population 16 years and over	29,506
Unemployment Rate	6.80
Unemployment Rate for Ages 16-24	16.03
Unemployment Rate for Ages 25-65	4.98

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,396
Farming, fisheries and forestry occupations	1,306
Service	2,842
Sales and office	7,995
Construction, extraction, maintenance and repair	2,487
Production, transportation and material moving	1,706

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,645	56%
30-59 Minutes	10,012	36%
60 or More Minutes	2,399	9%
Total	28,056	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,421	165	876
High school graduate (includes equivalency)	5,583	714	1,796
Some college or Associate's degree	7,663	321	1,269
Bachelor's degree or higher	9,212	385	1,395

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	66	379	348	1,083	1,112
9th to 12th grade, no diploma	544	385	459	808	807
High school graduate, GED, or alternative	1,507	1,521	2,003	4,569	3,774
Some college, no degree	1,586	1,412	1,463	3,845	1,985
Associate's degree	277	754	510	1,269	497
Bachelor's degree	508	2,312	1,966	2,945	968
Graduate or professional degree	55	892	1,209	1,668	636

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,873
High school graduate (includes equivalency)	32,091
Some college or Associate's degree	40,320
Bachelor's degree	51,659
Graduate or professional degree	66,296

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Des Plaines boasts a wide variety of business activities with diversification into various industries and no over reliance on a particular sector. While the education and health-care sector employs the largest percentage of Des Plaines workers at 17%, the arts, entertainment and accommodations sector, the manufacturing sector, the professional, management, and scientific sector, and the retail trade sector each employ at least 10% of Des Plaines workers. In fact, Des Plaines has a sizeable contingent employed in all sectors except for Agriculture/Mining and Public Administration. Des Plaines has leveraged its advantageous location in proximity to a variety of transportation services (rail, interstate highways, and O'Hare airport) to accommodate a variety of economic activities.

Describe the workforce and infrastructure needs of the business community:

A key effort of the City and a chief concern of citizens, as evidenced by our online survey, is to revitalize businesses in the downtown area. The City has emphasized major developments in this area, such as streetscaping projects surrounding the downtown Metra station, and the major retail development at Metropolitan Square. The City continues to attract business to the area through its Business Assistance Program, a grant program that reimburses businesses for façade and signage expenses, as well as interior build out and outdoor dining area work for restaurants.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The most recent major development in Des Plaines was the opening of Rivers Casino in 2011. The casino contributes heavily to the local tax base and employees many Des Plaines residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The education and skill level of Des Plaines is varied, with the majority of residents having at least a high school education, and many with higher level degrees. As there is a wide variety of employment sectors present in Des Plaines, and good transportation links to neighboring municipalities with their own economic activities, it is fair to say that there should be work opportunities for Des Plaines residents at all skill and education levels.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The primary provider of workforce training in the area is Oakton Community College.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Des Plaines does not participate in CEDS.

Discussion

The City of Des Plaines does not anticipate allocating CDBG funds toward economic development activities.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Using CPD's mapping tool, which relies on 2007-11 ACS and CHAS data, there is no obvious concentration of areas of Des Plaines where multiple housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2007-11 ACS, there are a few block groups within Des Plaines in which the number of racial or ethnic minority households within the block group are at least double the percentage of the corresponding minority's households are present throughout the municipality. For instance, the Hispanic population of 10,252 is 17.7% of Des Plaines' total population. A block group can be said to have a concentration of Hispanic households if 35.4% of households are Hispanic. According to this definition, there are two census block groups in Des Plaines that boast a Hispanic household concentration (770602 at 36.03%, and 806501 at 37.64%).

Using the same definition of concentration, there are no concentrations of low income households in Des Plaines. 34.9% of households throughout Des Plaines are low income (below 80% of area median income). Therefore, a block group with 69.8% low income households would be considered a concentration. However, there is no such concentration.

However, HUD does not use 'concentration' to define an area as low income. Rather, in Des Plaines, an Exception Grantee, any census block group with at least 41.26% of households that are low or moderate income is considered a low income area (<https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-exception-grantees/>) for purposes of establishing area wide benefit for projects. There are multiple tracts in Des Plaines that meet this criteria. Block group 806501, in the southern portion of the City, has the largest percentage of low income households of all tracts [wholly within the city limits] in Des Plaines, with 63.2% of households.

What are the characteristics of the market in these areas/neighborhoods?

The rate of owner occupied homes in the 806501 block group is 70.19%. The approximately 30% of renters pay a median contract rent of \$772, well below the city median of \$921.

Consulting housing sales records in this area from the last 3 years via redfin.com, only 2 properties sold for a price above the Des Plaines median home price of \$269,400. Other census tracts saw many times that number of homes sold that exceeded that price.

Are there any community assets in these areas/neighborhoods?

Apache Park is a large park in tract 806501, which along with other assets such as schools, churches, and retail, could serve to revitalize this distressed neighborhood. A plan, developed in conjunction with CMAP, is in place to bring about this revitalization.

<https://apacheparkneighborhoodplan.wordpress.com/documents/>

Eaton Park and Seminole Park are other parks in a nearby low and moderate income area that will be revitalized to better the surrounding community.

Are there other strategic opportunities in any of these areas?

The redevelopment of Apache Park and the surrounding neighborhood is a goal of our CDBG program. Des Plaines will continue to monitor, by working with the Park District, other parks in need that are located in low and moderate income areas as an opportunity to focus its CDBG activities.

Strategic Plan

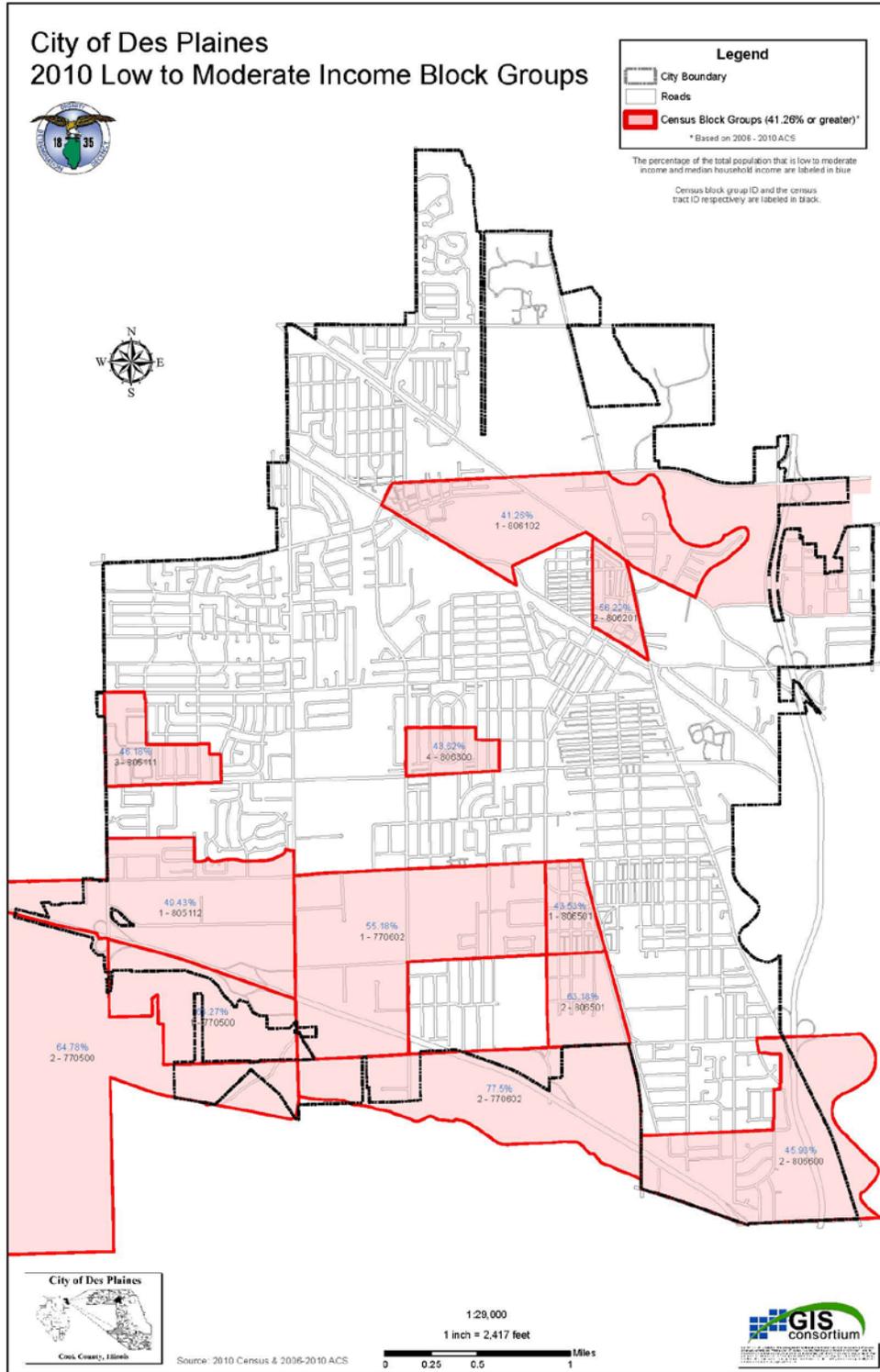
SP-05 Overview

Strategic Plan Overview

This portion of the Consolidated Plan will detail the City of Des Plaines strategy for approaching the community development needs of the City. To do so, the Priority Needs of the City will be assessed in order to most strategically allocate limited funds to respond to the challenges of the community's low and moderate income citizens. This strategy will inform projects that provide affordable housing, public infrastructure, public facilities, and public services. These projects will be carried out by municipal departments or social service agencies overseen by the City and subsidized with CDBG funds.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area



General Allocation Priorities

The above map was prepared using the guidelines provided by August 6, 2014 HUD notice titled “Additional Guidance on New Low/Moderate Income Summary Data Based on 2006-2010 American Community Survey.” (<https://www.hudexchange.info/news/additional-guidance-on-new-lowmoderate-income-summary-data-based-on-2006-2010-american-community-survey/>) This notice provided links to data that estimates the number of low and moderate income individuals in every block group in the State of Illinois.

At least 41.26% of the households in the census block groups highlighted in the above map are moderate or lower income (below the \$74,800 household AMFI of the Chicago Joliet Naperville metro area). The threshold of 41.26% of households is a figure determined by HUD that reflects Des Plaines status as an exception grantee (<https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-exception-grantees/>) and is lower than the standard threshold of 51%. The City of Des Plaines consults the above map when determining eligible sites for public facilities and public improvements which have an area benefit. These benefits must serve primarily low income populations, and are therefore concentrated in these Low and Moderate Income Areas.

Closer analysis of this geographical data revealed one notable quirk concerning census block group 2-806002, located in the northwest portion of Des Plaines and considered by HUD a low and moderate income area, with 43.8% low/mod households. However, it appears this census block group straddles the border with neighboring municipality Park Ridge. The CPD Maps tool reveals only 10 low income and 35 moderate income households within the Des Plaines portion of this block group, but 760 low income and 1,355 moderate income households in the Park Ridge portion. Before the City allocates any CDBG funds towards a project with a Low and Moderate Income Area Benefit, it must be confirmed with HUD that this is in fact an eligible low and moderate income area. This issue will be settled before the August 3 2015 submittal of our final Consolidated Plan, potentially resulting in new eligible Low Moderate Income Area Benefit activities in this census block group.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Area Affected	Municipality
	Associated Goals	Homeowner Unit Preservation Rental Unit Preservation Homeless Services Public Services
	Description	The City aims to maintain and improve the community's existing housing stock and reduce the housing cost burden suffered by low and moderate income households.
	Basis for Relative Priority	The most prevalent housing problem experienced in Des Plaines is a high housing cost burden. Affordable housing must then be a high priority need of the City. Additionally, consultation with our sub-recipient agencies resulted in unanimous consent that this is the number one priority need for Des Plaines and the region.

2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Area Affected	Municipality, Greater Region
	Associated Goals	Homeless Services
	Description	The City hopes to address the needs of the homeless, and hopefully help them transition towards permanent housing through access to shelters and counseling services. The City also hopes to prevent those at risk of homelessness from becoming homeless.
	Basis for Relative Priority	While the number of homeless persons in Des Plaines is a small percentage of the total population, the risk of homelessness is increasing due to an increase in housing costs and difficulties in finding affordable housing. Also, reduced institutional capacity to provide services to the homeless due to funding cuts and closings complicates the ability of the City and social service agencies to respond. Finally, a growingly complex mixture of causes of homelessness and increasingly varied characteristics of this population (more age range, racial backgrounds, families and individuals) highlight the fact that homeless is affecting a wider range of people.

3	Priority Need Name	Other Special Housing/Non-Homeless Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Area Affected	Municipality
	Associated Goals	Homeowner Unit Preservation Rental Unit Preservation Public Services
	Description	The primary need within this category is to provide housing services for the elderly population of Des Plaines whom have special needs and a desire to age in place.
	Basis for Relative Priority	The elderly population in Des Plaines (over the age of 65) is the largest of any municipality in the region, and is an age cohort that will continue to grow as the Baby Boomer generation reaches this age. Also, the elderly population is more likely to be low income and suffer housing cost burdens, in addition to physical mobility restrictions that come in hand with aging.

4	Priority Need Name	Public Service Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Area Affected	Municipality
	Associated Goals	Public Services
	Description	There exists a need and demand for a wide variety of public services performed by the City and its sub recipient agencies. These services will aim to address the needs of low income populations with assistance with child care, counseling, employment, housing, and elderly services.
	Basis for Relative Priority	The public participation solicited through our online survey demanded a wide variety of public services. In addition, demand for services offered by the City's CDBG program in the past 5 years supports the need for continued administration of these programs. Finally, consultation with our sub-recipient agencies that manage these programs reiterated the demand and need for this public service.

5	Priority Need Name	Public Facilities
	Priority Level	Medium
	Population	Extremely Low Low Moderate Individuals Families with Children Chronic Substance Abuse Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Area Affected	Municipality
	Associated Goals	Public Facilities
	Description	The City hopes to improve the public facilities in low and moderate income areas of Des Plaines, particularly in the revitalization of open space and parks. Providing recreational activities to people with these facilities will contribute to quality of life and aim to prevent crime through environmental design.
	Basis for Relative Priority	While the City prioritizes the creation of improved public facilities, the high cost of these facilities may mean that additional funding streams must likely be used in conjunction with CDBG funds to feasibly launch these projects, which may delay the implementation of these initiatives.

6	Priority Need Name	Public Infrastructure
	Priority Level	Medium
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Area Affected	Municipality
	Associated Goals	Public Infrastructure
	Description	Public Infrastructure projects take the form of improvements and repairs to streets, sidewalks, sewage, and lighting in low and moderate income areas, and are performed by the Department of Public Works and Engineering.
	Basis for Relative Priority	While maintaining and improving infrastructure is a priority of Des Plaines, allocating CDBG funds to these projects tends to occur only when CDBG funds remain after being allocated to higher priority needs. Other, more comprehensive revenue streams are available to the City to carry out the majority of these types of infrastructure projects.

7	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Area Affected	Municipality
	Associated Goals	Economic Development
	Description	Economic development is a key priority for the City of Des Plaines. The public participants in our online survey ranked economic development as a high priority as well, particularly with regards to attracting business to the downtown area.
	Basis for Relative Priority	Despite being a high priority for the City, economic development is not a focus of this plan and the City does not anticipate allocating CDBG funds toward this activity. Other revenue streams exist that are a more appropriate source of economic development funding. Also, there may be difficulty in ensuring that downtown economic development projects primarily benefit a low and moderate income population.

8	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Area Affected	Municipality
	Associated Goals	Planning and Administration is associated with all goals.
	Description	Under Planning & Administration, the City seeks to ensure that the strategies, goals, and projects of the entire CDBG program solve the City's priority needs, are well designed and managed, and are coordinated with other social service agencies for the most effective and efficient delivery of services.
	Basis for Relative Priority	Well trained staff are required to administer the CDBG program, ensure that the Consolidated Plan is being adhered to, and prepare future plans to more efficiently manage the CDBG program.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Des Plaines will not engage in TBRA, as it does not directly administer a HOME Program
TBRA for Non-Homeless Special Needs	Des Plaines will not engage in TBRA, as it does not directly administer a HOME Program
New Unit Production	Des Plaines is a built out community with little land available, and does not engage directly in new unit production
Rehabilitation	The rehab of existing housing stock is a key motivation in preserving affordable housing stock
Acquisition, including preservation	Des Plaines does not directly engage in acquisition and preservation

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Des Plaines expects to receive \$276,523 in CDBG Program Year 2015 funds. The City expects to receive a similar allocation for each following program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal, HUD	Housing, Public Infrastructure, Public Facilities, Public Services, Planning and Admin	\$276,523	-	Approx \$360,000 Plus \$100,000 Revolving Loan	\$636,523	\$1,835,000	Assuming annual allocation remains similar, 5 years x \$275,000 + prior year resources = Expected Remainder

Table 48 - Anticipated Resources

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.

The City of Des Plaines intends to allocate CDBG funds towards a portion of Des Plaines Park District projects to replace an anticipated Illinois State OSLAD grant that has been suspended.

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

Apache Park, discussed previously, is a publically owned park in a low income, minority concentration area that is in need of revitalized public facilities that would increase the quality of life in the area. As part of these facility improvements, some land acquisition may need to take place. In addition, Seminole Park is another public park that will address needs identified in the plan. Finally, public streets, sidewalks, and alleys are also potential areas for infrastructure improvements.

Discussion

The City of Des Plaines has been allocated \$276,523 in CDBG funds for 2015 and expects a similar allocation for the remaining program years covered by this Consolidated Plan. Additionally, Des Plaines has a large amount of funds (approximately \$425,000) remaining from delayed projects from previous program years. The City plans to expend these funds quickly, as HUD CDBG regulations penalize entitlement jurisdictions that carryover more than 150% of their annual allocation (\$414,784.50) from previous years. These carryover funds will be allocated towards large public facility projects that will commence early in the program year, giving City CDBG staff adequate time to respond to any unforeseen project difficulties by amending the program year Annual Action Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Des Plaines	Government	Economic Development Homelessness Non-homeless special needs Home Ownership Planning and Administration Home Rental Neighborhood improvements Public facilities Public services	Municipal
Alliance to End Homelessness in Suburban Cook County	Continuum of Care	Homelessness	Regional
Housing Authority of Cook County	Public Housing Authority	Public Housing	Regional
Sub-Recipients		Economic Development Homelessness Non-homeless special needs Home Ownership Home Rental Neighborhood improvements Public facilities Public services	Regional

Table 49 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

The strength of the institutional delivery system is the wide variety of social service available, if not within the Des Plaines borders, at least in nearby municipalities and certainly in the City of Chicago. Des Plaines offers public transportation links to reach these municipalities.

However, the weakness of the institutional delivery system is a reduced capacity to deliver services due to funding cuts and closings, which are being met with increased demand.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other	X	X	

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The chief strength of the service delivery system with regards to homelessness is the cohesive regional approach that the Continuum of Care, the Alliance to End Homelessness in Suburban Cook County provides. The Alliance is able to better coordinate and collaborate with the local actors through multiple municipalities that provide homeless services in a variety of manners.

The City of Des Plaines is located within the Alliance’s North Community Based Service Area, one of three Community Based Service Areas throughout Cook County. This Service Area

oversees multiple non-profit agencies in the area such as the Alexian Brothers Center for Mental Health, Catholic Charities, Journeys: The Road Home, The Center of Concern, The Harbour Inc., Northwest Compass Inc., and WINGS, who provide direct services for homeless persons. Some of these agencies are sub-recipients of the City of Des Plaines' CDBG program as well. Some of these agencies have their own specialized group that they serve, such as chronically homeless individuals and families, families with children, veterans and their families, or unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

However, as discussed previously, there are capacity issues, particularly within the realm of sheltering the homeless. The primary homeless shelter in Des Plaines is only open one night a week and only from October to April. Other nights of the week the homeless must relocate to different facilities in other municipalities that are also only open one night a week. These issues that occur within the North Community Service Area surely also occur throughout the county, a large area that includes over 2.5 million people within the suburbs alone, and an estimated 3,300 homeless (in year 2013).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Based on conversations with our sub recipient social service agencies, particularly the Center of Concern, the long term strategy to overcome gaps in the institutional structure is to place a greater emphasis on technology to deliver services to at risk individuals and households. A recognition that funding is dwindling to fund public service agencies and their staff (as evidenced by the recent closing of local mental health provider The Maine Center) is leading service agencies to use technology to gather data, inform needs, and serve a wider range of people with fewer staff.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities	2015	2020	Non-housing Community Development	Low Income Census Block Groups	Public Facilities in Low Income Area	\$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
2	Improve Public Infrastructure	2015	2020	Non-housing Community Development	Low Income Census Block Groups	Public Infrastructure In Low Income Area	\$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
3	Preserve affordable, accessible, sustainable housing	2015	2020	Affordable Housing	Municipality	Ease high housing cost burden for low income households	\$350,000	Homeowner Housing Rehabilitated, Housing Code Enforcement/Foreclosed Property Care
4	Provide Public Services	2015	2020	Non-Homeless Special Needs	Municipality	Public Service Needs	\$100,000	Public service activities other than Low/Moderate Income Housing Benefit
5	Provide Services To Homeless	2015	2020	Homeless And at-risk of homelessness	Municipality	Homelessness	\$100,000	Homelessness Prevention, Overnight/Emergency Shelter/Transitional Housing Beds added
6	Conduct Planning and Administration	2015	2020	Planning and Admin	Municipality		\$275,000	

Table 51 – Goals Summary

Goal Descriptions

1. Improve Public Facilities – Des Plaines will use CDBG funds to improve park facilities, landscaping, and lighting in low and moderate income neighborhoods. City CDBG staff will partner with the Department of Public Works and the Des Plaines Park District, 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.
2. Improve Public Infrastructure – Des Plaines will use CDBG funds to make sidewalk and lighting 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. These additional programs can include street, alleys,

sewers, and other infrastructure. Additionally, pedestrian safety infrastructure to increase neighborhood livability will be needed to improve walkability in low-mod areas.

3. Preserve affordable, accessible, sustainable housing – Des Plaines will use CDBG funds to assist low income residents in reducing their housing cost burden by providing counseling, home repairs, and home modifications. In particular, City CDBG staff would like to devise new programs that provide affordable, accessible, sustainable housing for our growing elderly low income population. City CDBG staff will partner with the City’s Department of Health and Family Services, the Department of Buildings, 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.
4. Provide Public Services – Des Plaines will use 15% of its total CDBG funds to provide social services to low income residents and special needs populations. City CDBG staff will partner with the City’s Department of Health and Family Services, the Police Department Social Worker, and our sub-recipient social service agencies to reassess the need for modified and new public services in future years as we prepare our annual action plans.
5. Provide Services to Homeless - Des Plaines will use CDBG funds to provide services to the homeless and services to those at risk of becoming homeless. City CDBG staff will partner with the City’s Department of Health and Family Services, the Police Department Social Worker, and our sub-recipient social service agencies to reassess the need for modified and new homeless services in future years as we prepare our annual action plans.
6. Planning and Administration – Des Plaines will use 20% of its CDBG funds to conduct, administer and plan its programming.

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 91.315(b)(2)

Over the next 5 years, Des Plaines will preserve affordable housing to approximately 26 low income homeowners by providing various levels of home rehabilitation to enable these householders to remain in their home, and assist 20 low income homeowners through fair housing counseling.

Des Plaines will assist 100 homeless persons transition to affordable stable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Under a VCA, the Housing Authority of Cook County will convert 7 public housing units in Des Plaines into accessible units.

Activities to Increase Resident Involvements

The City of Des Plaines is not aware of any specific activities the HACC will conduct to increase residence involvement.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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 in the way of vacant land to develop, housing costs are driven up by higher land costs

Zoning and Code Requirements – Des Plaines has minimum lot area and building coverage requirements 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. In addition, the first floor of any single family unit is required to be of masonry construction, a more expensive material than alternatives. 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 less units 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 publically subsidized housing, instead 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 multifamily residential developments run the risk of being met by opposition by local residents who may associate affordable units with an undesirable element.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Des Plaines is in the process joining the regional HOME Consortium, partnering with Cook County and opening up an additional federal revenue stream for affordable housing. This will increase Cook County's HOME allocation by figuring Des Plaines' population into the formula, and give the County the opportunity to invest HOME funds in Des Plaines to increase affordable housing stock. In addition, this will lead to increased interaction between Des Plaines and County staff, exposing Des Plaines staff to the County's increased capacity and expertise on affordable housing matters.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Des Plaines Department of Health and Human Services and Police Department will continue to reach out to homeless persons, refer them to the social service programs available to them via the City's CDBG sub recipients, and relate their needs to the Des Plaines CDBG staff.

Addressing the emergency and transitional housing needs of homeless persons

The City of Des Plaines is best able to assess the needs of homeless persons by engaging its sub-recipient agencies who directly serve the homeless community. Their experience in this matter is truly helpful in assessing the needs of a population that is difficult to track via Census data and will be valuable in shaping future action plans. The following two sub-section topics include content provided directly by the Center of Concern, a recipient of a large portion of Des Plaines' CDBG public service funds aimed at preventing homelessness.

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.

Supporting homeless persons and families' transition to stable permanent housing and independent living:

1. Outreach, including internet web based, to the already homeless. Provide appropriate outreach to strengthen the homeless person's ability to identify resources, plan strategically, manage relationships and build bridges to care and affordable housing in the community. Provide a special focus on the most vulnerable which includes youth, persons with disabilities and age 50+ seniors.
2. Homeless Related Housing Counseling to the already homeless. Provide Housing Counseling that includes housing options clarification, linkage to housing and homeless assistance funds, and short term benefit counseling/financial planning. Provide special focus on preventing return to homelessness strategies.
3. Homeless Housing Case Management. Provide coordinated housing assessment and services to connect each, and sustain each, individual and family with the best fit housing solution. Provide comprehensive assessment, goal setting and linkage to care. Address vocational, mental health, addiction, benefits management, financial counseling, and linkage to health care services.

4. Rapid Re-housing. Expand Rapid Re-housing resources to respond to episodic homelessness.
5. Sustainably Housed Support. Create ongoing, including internet web based, educational and service supports for populations - especially youth, persons with disabilities and age 50+ seniors - who struggle to function within the homeless services system of care. Provide special focus on preventing return to homelessness strategies.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Keeping persons and families who are at risk for homelessness, housed in permanent housing and independent living:

1. Outreach, including internet web based, to those persons and families at risk for homelessness, especially after discharge from a service setting. Provide appropriate outreach to strengthen the at risk person's ability to identify resources, plan strategically, manage relationships and build bridges to homeless prevention services, care and affordable housing. Include the recently re-housed from homelessness. Provide a special focus on the most vulnerable which includes youth, disabled persons and age 50+ seniors.
2. Collaborative Service Networks. Establish and support collaborative networks of care communication, including internet web based, between various service providers and homeless prevention service providers.
3. Homeless Related Housing Counseling to those in precarious housing. Provide Housing Counseling that includes housing options clarification, linkage to homeless prevention assistance funds, benefit counseling/financial planning, and eviction prevention - including landlord negotiation and mediation. Include special focus on housing counseling services for youth, persons with disabilities, age 50+ seniors and persons being discharged from publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.
4. Homeless Prevention Housing Case Management. Provide coordinated housing assessment and services to support each, and sustain each, individual and family with the best fit housing solution. Provide comprehensive assessment, goal setting and linkage to care. Address vocational, mental health, addiction, benefits management, financial counseling, and linkage to health care services.

- 
5. Sustainably Housed Support. Create ongoing, including internet web based, educational and service supports for populations - especially youth, persons with disabilities and age 50+ seniors - who struggle to function within the homeless prevention services system of care. Provide special focus on homeless prevention strategies.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

According to the data provided by the Illinois Department of Health and their Illinois Lead Program mentioned in the Housing Market Analysis (MA-20), lead levels in the blood of Des Plaines children are lower than that of the surrounding region. Therefore it can be said that lead based paint hazards are lower in Des Plaines than in nearby municipalities.

However, the dangers of LBP hazards are still a serious concern despite the data suggesting that lead based paint is not prevalent in Des Plaines. Therefore, a lead inspection is a required prerequisite of the City's use of CDBG funds towards housing related projects. In addition, the Illinois Department of Health will continue to monitor the blood levels of area children and will be a resource for City staff that wish to check whether there has been any changes in the lower level of lead trend in Des Plaines youth. Finally, the Des Plaines Department of Health and Human Services stocks literature on the risks of LBP that it distributes to interested parties as part of an awareness campaign.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent of lead poisoning and hazards in Des Plaines is not severe and the above actions should be sufficient to manage the threat.

How are the actions listed above integrated into housing policies and procedures?

The requirement of a lead detection test as a prerequisite to Des Plaines' CDBG Home Repair Program ensures that lead removal, should it be found, is well integrated into Des Plaines housing policy and procedure.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The number of Des Plaines families below the poverty line is 608, for a percentage of 4.0% (2007-11 ACS), which is well below the rate for the County (13.1%) and State (10.3%). While this total is lower than many of our nearby municipalities, these families still face a need greater than the City's limited resources can fully address.

The needs assessment performed in this Plan indicate that low income individuals and families are likely to suffer from housing cost burdens. For this reason the City will allocate a large portion of CDBG funds in an effort to make housing more affordable and therefore help to reduce the number of poverty stricken families. The City also allocates CDBG funds towards low income families in need of child care.

Many of the programs that aim to relieve poverty-level families are federal programs administered at a level higher than local municipalities, such as food stamps, Medicaid and Medicare, and public housing. The City's procedure is to refer poverty-level families in need of help to these resources, sometimes via the counseling expertise of local and regional social service agencies (that also perform some of our CDBG programs). Interactions with these agencies can also lead to employment training and educational opportunities that may also benefit low income and poverty level families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's poverty-reducing goals, programs, and policies will support at-risk individuals and families. The Consolidated Plan will serve as the framework for the City and service providers to address the needs of the Des Plaines residents. The approach to addressing the poverty-reducing needs of the community and coordinating it with the affordable housing plan will be accomplished through referencing the Consolidated Plan and working with CDBG Staff.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is a vital process in determining that Community Development Block Grant (CDBG) funds are being used in a manner that complies with the rules and regulations of the CDBG program and all other applicable federal law.

1. To determine if a sub-recipient is carrying out its community development program, and its individual activities, as described in the application for CDBG assistance and the Sub-recipient Agreement.
2. To determine if a sub-recipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.
3. To determine if a sub-recipient is charging costs to the project that are eligible under applicable laws and CDBG regulations, and reasonable in light of the services or products delivered.
4. To determine if a sub-recipient is conducting its activities with adequate control over program and financial performance and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse.
5. To assess if the sub-recipient has a continuing capacity to carry out the approved project, as well as future grants for which it may apply.
6. To identify potential problem areas and to assist the sub-recipient in complying with applicable laws and regulations.
7. To assist sub-recipients in resolving compliance problems through discussion, negotiation and the provision of technical assistance and training.
8. To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by sub-recipients, and not repeated.
9. To comply with the Federal monitoring requirements of 24 CFR 570.50 I(b) and with 24 CFR 84.51 and 85.40, as applicable.
10. To determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CER 570.611.
11. To ensure that required records are maintained to demonstrate compliance with applicable regulations.

The City of Des Plaines will execute a Grant Agreement with every sub-recipient to receive CDBG funding through the City. The Agreement will outline the procedures necessary for the sub-recipient to meet all compliance provisions required under the CDBG program. The sub-recipient will be monitored based on specific objectives, performance measures and expectations as stipulated in the Agreement. The City will utilize two primary methods to monitor its CDBG sub-recipients: the receipt of quarterly reports detailing client benefit, demographic and income information, and an annual on-site monitoring visit to review various aspects of the program depending on a risk factor analysis. Such risk factors may include, but are not limited to: sub-recipients new to the CDBG program, sub-recipients that have experienced key staff changes, sub-recipients with previous compliance or performance issues, and sub-recipients carrying out high-risk or multiple activities. Additionally, the City will provide technical assistance and training to sub-recipients as needed to ensure that the federal and local government requirements are being met.