



City of Des Plaines
 Community & Economic Development Department
 Division of Planning & Zoning
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MEMORANDUM

Date: July 1, 2015

To: Michael G. Bartholomew, MCP, LEED AP, City Manager
 George Sakas, AICP, Director of Community and Economic Development

From: Lauren Pruss, AICP, Economic Development Coordinator
 Davorka I. Kirincic, AICP, Associate Planner

Subject: Public Hearing regarding the Draft Five Year CDBG Consolidated Plan 2015-19
 and Annual Action Plan (Program Year 2015)

CONSOLIDATED PLAN PY2015-2019

Issue: The Community Development Block Grant (CDBG) Consolidated Plan is a five-year planning document that requires public participation before finalizing the final plan document that is approved by the City Council and submitted to the U.S. Department of Housing and Urban Development (HUD).

Analysis: The Consolidated Plan will cover the CDBG Program Years 2015 – 2019, beginning October 1, 2015 and ending September 30, 2020. The format of the Consolidated Plan is specified by HUD and must include a Housing and Homeless Needs Assessment, Housing Market Analysis, Strategic Plan and PY2015 Annual Action Plan (October 1, 2015 – September 30, 2016).

The Needs Assessment analyzes the HUD specified census data of various demographic groups within the population, including income groups, minorities, elderly, disabled and the homeless. The Housing Market section provides an analysis of the local housing market conditions and their impact on the low and moderate-income residents, special needs and homeless population.

The Strategic Plan serves as a general blueprint for how the City will utilize the CDBG program to address the housing and community development priorities over a five-year period. It establishes priority needs based on the Needs Assessment and strategic goals to address these needs.

Also included in the Consolidated Plan is the PY2015 Annual Action Plan, the first of the five year Consolidated Plan period. The Action Plan proposes specific programs and funding allocations to achieve the strategic goals outlined in the Strategic Plan. Only activities that are explicitly proposed in the Annual Action Plan can be funded with CDBG funds in the specified program year. The City

must propose and submit a new Annual Action Plan before every program year in the 2015-19 Consolidated Plan period.

ACTION PLAN PY2015

Issue: As a U.S. Department of Housing and Urban Development (HUD) entitlement community, Des Plaines must submit an Annual Action Plan in order to receive \$276,523 in Community Development Block Grant (CDBG) funding to assist low- and moderate-income residents.

Analysis: The City's CDBG program year will begin October 1, 2015 and end on September 30, 2016 (PY2015); and will support a range of services divided among three HUD categories:

- ❑ Public Services – four nonprofit service agencies, NW Compass Inc., The Harbour, Inc., Center of Concern and Women in Need Growing Stronger (WINGS) provide a range of programs, from assistance to children and the elderly to housing counseling and homeless prevention. The total amount for services is \$41,477, the maximum ratio (15% of annual grant) allowed by HUD.
- ❑ Housing Programs – the North West Housing Partnership (NWHP), an experienced nonprofit housing organization will administer the City's home repair and minor home repair program. Examples of services provided by the NWHP include: housing rehabilitation estimates, income verification, contractor bid reviews and counseling.
- ❑ Public Facilities and Infrastructure – the public facilities category refers to a wide range of brick and mortar projects that benefit low income areas and persons. Projects of this type have varied in the past, but for PY 2015 include: rehabilitating public sidewalks, installing pedestrian safety devices and improving public parks.

The following table outlines specifically how staff proposes to allocate PY 2015 funds to different projects and sub-recipients. Although the City will receive \$276,523 in CDBG funding for this program year, staff proposes to allocate \$459,914 in funding. This is because some previous funding, most notably that for the Apache Park improvements, has not yet been spent because the project was not ready to move forward. The project has been started, and as such, staff can now allocate the funds in PY 2015.

PROGRAM YEAR 2015		
PROJECT/ACTIVITY	AGENCY	FUNDED
Public Services		
Child Care Assistance Program	Northwest Compass	\$9,000.00
Fair Housing Program	Northwest Compass	\$5,600.00
Homelessness Prevention and Housing Counseling	Center of Concern	\$7,032.00
Safe Harbour Homeless Youth Program	The Harbour	\$1,330.00
Senior Employment Program	Northwest Compass	\$5,720.00
Housing Counseling, Resources and Home Sharing	Center of Concern	\$7,000.00
Transitional Housing & Safe House Program	WINGS	\$5,795.00
		\$41,477.00
Housing Projects		
Emergency Home Repair Program	City of Des Plaines	\$5,000.00
Home Repair Program	NW Housing Partnership	\$83,800.00
Minor Repair Program	NW Housing Partnership	\$7,400.00
		\$96,200.00
Public Facilities and Infrastructure		
Infrastructure Improvements/Sidewalks Rehab Program	City of Des Plaines - PW	\$75,305.00
Pedestrian Safety Infrastructure	City of Des Plaines - PW	\$12,500.00
Apache Park Neighborhood Plan Program	Park District Des Plaines	\$141,649.00
Apache Park Neighborhood Lighting	City of Des Plaines - PW	\$36,000.00
		\$265,454.00
Planning and Administration		
Planning and Administration	City of Des Plaines	\$56,783.00
		\$56,783.00
Total		\$459,914.00

A minimum 30-day public comment period is required by HUD for the Consolidated and Action Plan. The City's comment period began on June 1, 2015 with the public publishing of the Draft 5-Year CDBG Consolidated Plan and will end on the August 2, 2015. Additionally, an initial public meeting has taken place July 6 to present the Draft Consolidated Plan to the public, and the response to that meeting and this public hearing will shape the Final Consolidated Plan. Following the July 20 public hearing, the Consolidated and Action Plans will be placed on the August 3, 2015 agenda for final action.

Recommendation:

It is recommended that the City Council read the Draft 5-Year CDBG Consolidated Plan and 2015 Annual Action Plan and direct any comments to the Department of Community and Economic Development by August 2, 2015. A copy of the Consolidated Plan is available on the Des Plaines CDBG website at this link <http://www.desplaines.org/index.aspx?NID=107>

Attachment 1: Consolidated Plan Draft Public Presentation

Attachment 2: Draft 2015-19 Five Year CDBG Consolidated Plan (only available electronically)

City of Des Plaines Community Development Block Grant Planning

A Presentation of the:
**2015-19 Five Year Draft Consolidated Plan and
2015 Action Plan**

July 20, 2015



Community Development Block Grant Funding (CDBG)



- ❑ A federal program administered by the Department of Housing and Urban Development (HUD) to develop viable communities
- ❑ CDBG’s main 3 goals are to provide, principally for people of **low and moderate income**:
 - Decent Housing
 - Suitable Living Environments
 - Expanded Economic Opportunities



CDBG in Des Plaines

- ❑ Des Plaines receives approximately \$1.4 million every five years (approx. \$280,000 a year) in CDBG funds
- ❑ Des Plaines uses these funds to achieve those 3 goals via programs that are federally-defined 'eligible activities'
 - e.g. Home Repair Program; Public Infrastructure Improvement Projects; and Public Services/ Programs like Child Care Assistance; Fair Housing; Homelessness Prevention and others

Planning CDBG in Des Plaines

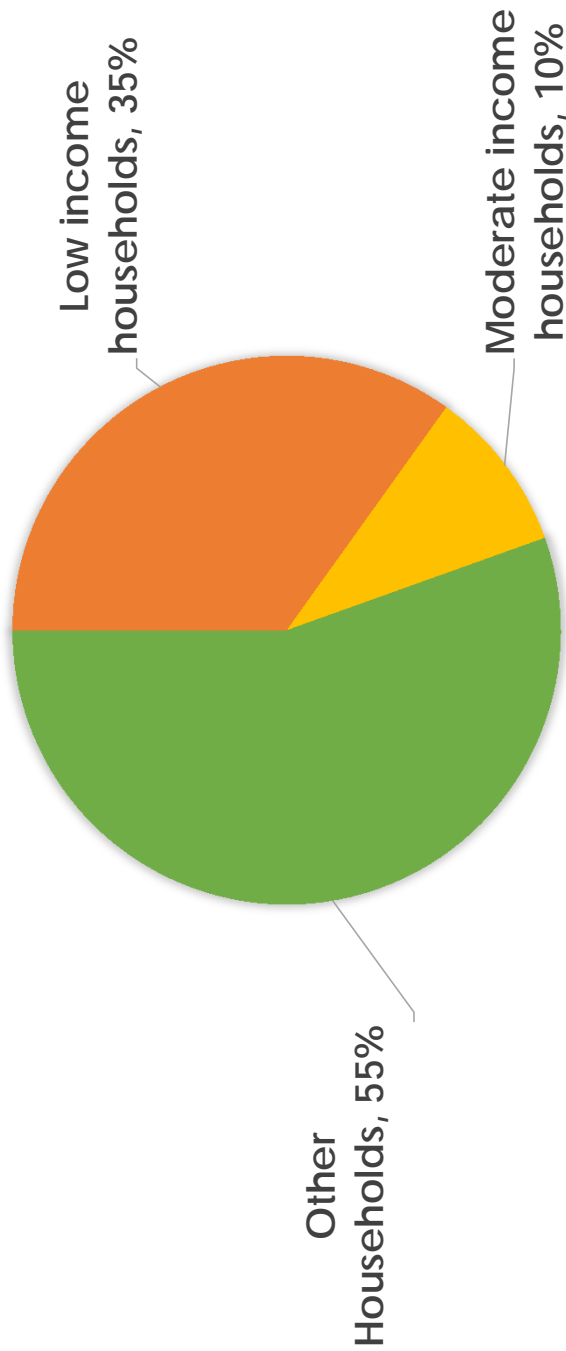


- ❑ Every five years Des Plaines must create a Consolidated Plan to assess community needs and structure programs to meet those 3 goals in the future
- ❑ Needs are assessed by analyzing U.S. Census data, consulting with non-profit agencies that Des Plaines contracts to perform CDBG funded services, and soliciting public participation

The Consolidated Plan: Needs Assessment



PERCENT OF DES PLAINES HOUSEHOLDS (21,833) BY INCOME LEVEL



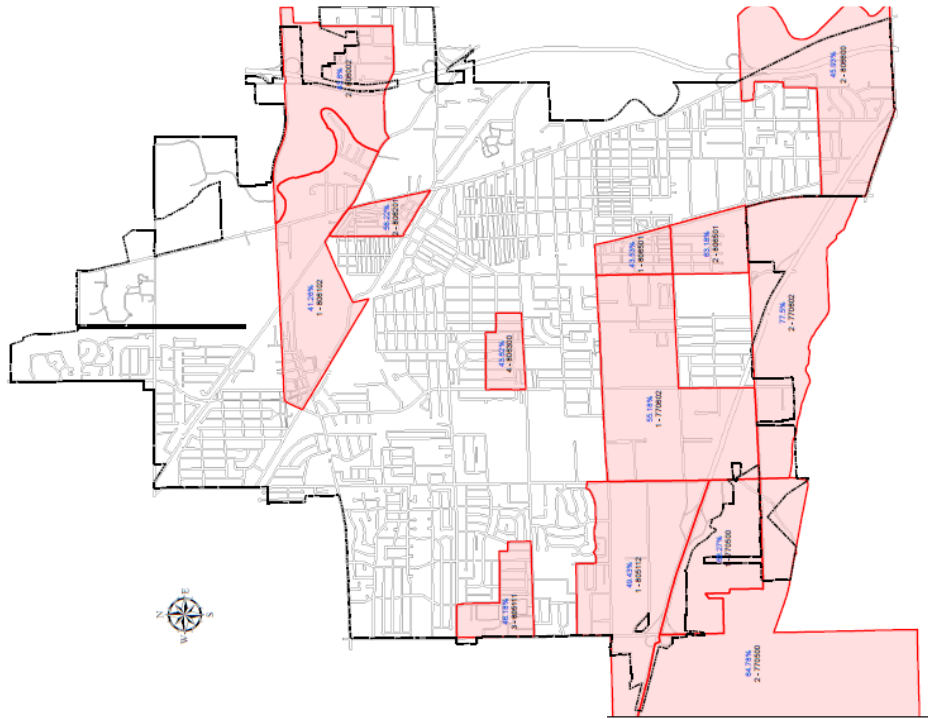
Low and Moderate Income Households



FY 2015 Income Limit Area	Median Income	FY 2015 Income Limit Category	1	2	3	4	5	6	7	8
Chicago-Joliet-Naperville IL HUD Metro Fair Market Rent Area	\$76,000	Extremely Low (up to 30% of Median) Income Limit	\$16,000	\$18,250	\$20,550	\$24,250	\$28,410	\$32,570	\$36,730	\$40,890
		Very Low (up to 50% of Median) Income Limit	\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,150	\$50,200
		Low (up to 80% of Median) Income Limit	\$42,600	\$48,650	\$54,750	\$60,800	\$65,700	\$70,550	\$75,400	\$80,300

Source: <http://www.huduser.org/portal/datasets/il/il2015/2015summary.odn>

Low and Moderate Income Areas

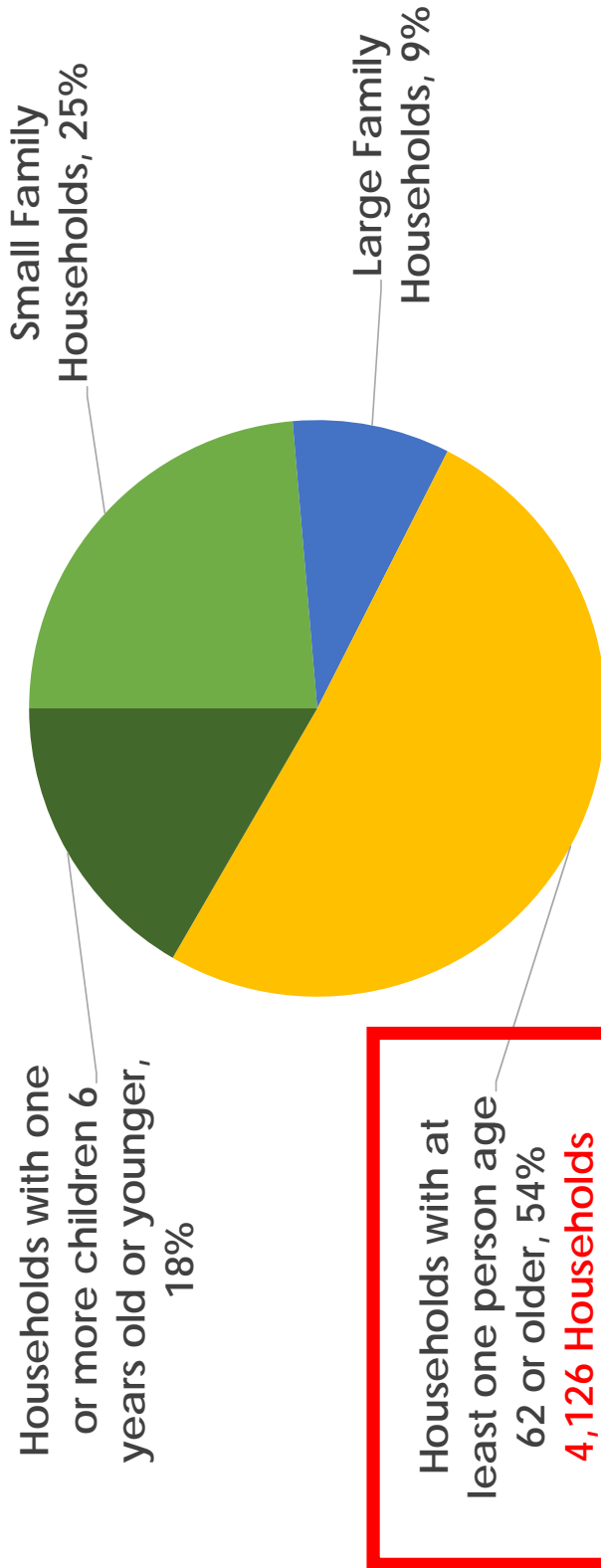


Census Block Groups
 where at least 41.26%
 = of the households are
 low or moderate
 income

The Consolidated Plan: Needs Assessment



PERCENT LOW INCOME HOUSEHOLDS (7,641) BY HOUSEHOLD TYPE



Households with at least one person age 62 or older, 54%
4,126 Households



The Consolidated Plan

- ❑ The Consolidated Plan is the foundation of all CDBG activities performed from October 1, 2015 until September 30, 2020
- ❑ Every year Des Plaines prepares an Action Plan that outlines what CDBG programs will run in the upcoming year
- ❑ The 2015 Action Plan is included in this Consolidated Plan, and covers activities that will occur October 1, 2015 to September 30, 2016

The Consolidated Plan: High Priority Strategic Goals

Actions that accomplish the following goals will be proposed at the beginning of each of the next five program years, beginning October 1, 2015:

- PRESERVE AFFORDABLE HOUSING**
- PROVIDE PUBLIC SERVICES**
- PREVENT HOMELESSNESS**
- IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE**



The Consolidated Plan: 2015 Action Plan



Des Plaines will receive **\$276,523** in new CDBG funds for Program Year 2015 beginning October 1st. Using funds remaining from prior years, the CDBG Program anticipates allocating over **\$450,000** towards projects and programs in 2015.

The Consolidated Plan: 2015 Action Plan, Reinstated Programs



Des Plaines will continue to run the following proven successful CDBG programs (administrator in parentheses):

Public Services

- Childcare Assistance Program (Northwest Compass)
- Senior Employment Program (Northwest Compass)
- Homeless Prevention and Housing Counseling Program (Center of Concern)
- Housing Counseling, Resources and Home Sharing (Center of Concern)
- Transitional Housing and Safe House Program (WINGS)
- Safe Harbour Homeless Youth Program (The Harbour)

The Consolidated Plan: 2015 Action Plan, Reinstated Programs and Projects



Des Plaines will continue to run the following proven successful CDBG programs and projects (administrators in parentheses):

Housing Programs

- Emergency Home Repair Program (City of Des Plaines)
- Home Repair Program (North West Housing Partnership)

Public Infrastructure

- Public Infrastructure Improvement Projects (sidewalks)
(City's Public Works)

The Consolidated Plan: 2015 Action Plan, New Programs



Minor Home Repair (and Accessibility Modification) Program, which will be administered by the **Northwest Housing Partnership**.

Available to all low/moderate income households, but specializing in providing dwelling modifications to seniors and disabled homeowners to enable them to remain in their home.

The Consolidated Plan: 2015 Action Plan, New Projects



Apache Park Revitalization, a component of the 2014 Apache Park Neighborhood Plan, developed by the City of Des Plaines and CMAP. Apache Park Revitalization will be realized **in partnership with the Park District.**

The Consolidated Plan: 2015 Action Plan, New Projects



Apache Park Lighting,
a component of the 2014 Apache Park Neighborhood Plan, developed by the City of Des Plaines and CMAP. Apache Park Lighting will be carried out by **Public Works.**

The Consolidated Plan: 2015 Action Plan, New Projects



Pedestrian Safety Infrastructure:

Rectangular Rapid Flashing Beacons (RRFBs)

Installation of RRFBs on the pedestrian crossing of Wolf Road at Hoffman Parkway per request of the Staff Traffic Advisory Committee.

Project will be carried out by **Public Works**.



The Consolidated Plan and Action Plan:

The Consolidated and Action Plan (drafts) are available for public view at City Hall, the Library, and online at the City website:

www.desplaines.org/index.aspx?nid=107

Please submit comments by July 29 to dkirincic@desplaines.org to be included in the Final Drafts of the Consolidated and Action Plan that will be presented to the City Council on August 3.