VILLAGE OF SKOKIE

CONSOLIDATED PLAN

FOR

COMMUNITY DEVELOPMENT BLOCK GRANT

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

PROGRAM YEARS: 2020-2024

Prepared by the Village of Skokie
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Approved March 2, 2020, by the Village of Skokie Board of Trustees
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*Note: Highlighted text will be converted to normal text once the public participation process is complete and the narrative is confirmed on March 2, 2020, or adjusted as-needed per the outcome of the public hearing and/or funding flexibility guidelines in the Executive Summary and Section AP-15 of the Action Plan.*
Introduction

Overview
This five-year Consolidated Plan with the first one-year Action Plan follows the standardized format provided by the U.S. Department of Housing and Urban Development (HUD) via the Integrated Disbursement and Information System (IDIS) online reporting system. Like Skokie, all entitlement grantees must follow this format.

Chapters
The standardized chapters are Executive Summary, The Process, Needs Assessment, Housing Market Analysis, Strategic Plan, and Annual Action Plan.

Executive Summary. An overview of the contents of the Consolidated and Action Plans, including a Vision Statement plus and Goals and Objectives for the Village’s CDBG program.

The Process. A review of the organizations that provided input into formulating the Village’s five-year Consolidated Plan, and the methodologies used during the public participation process.

Needs Assessment. An analysis of the demographic data for Skokie. The majority of this data was provided by the IDIS, with data sources including the 2011-2015 American Community Survey (ACS) five-year data, 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, and Public and Indian Housing Information Center (PIC) data. Additional resources include the Housing Authority of Cook County (HACC), the Alliance to End Homelessness in Suburban Cook County, and www.usa.com. The Village is participating in a Regional Assessment of Fair Housing, led by the Cook County Bureau of Economic Development. The final report will be
available after the approval of this plan; therefore, it is being incorporated by reference. Should conclusions from the final report need to be incorporated into this Consolidated Plan, a substantial amendment will be pursued.

**Housing Market Analysis.** An analysis of the Skokie’s housing market. In addition to the aforementioned data sources, additional sources include the Village’s Building, Zoning, and Property Standards Division and the Illinois Department of Public Health data.

**Strategic Plan.** The plan as to how the Village will prioritize projects and activities over the next five years.

**Action Plan.** The implementation plan and application for funding for Program Year 2020 (also known as the Village’s 2021 Fiscal Year).

### Tables
Many of the data tables in this document, most notably in the Needs Assessment and Housing Market Analysis, were provided by HUD. In addition, the formats for the tables/matrices in the Strategic Plan and Action Plan were provided by HUD, but populated by Village staff.

### Images and Maps
The images and maps contained within this document were prepared by other sources, including the Village’s GIS services provider, MGP, Inc. The key maps are identified in the Table of Contents.

### Narrative
The narrative is provided by Village staff, including the Human Services Division, Department of Public Health, and the Community Development Department.

### Appendix
The Appendix has additional information that is not included in the basic template, including data, images, and maps.

### Next Steps
Once approved, the five-year Consolidated Plan and one-year Action Plan will be submitted to HUD online. HUD staff will review the plans and may ask for points of clarification or technical adjustments before approving the plans and the release of the funding. Once the plan and funding approvals are received, organizations and Village staff may proceed with capital improvement projects and public service activities to support the low/moderate-income residents of Skokie.
Executive Summary

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

1. Introduction
   The Village of Skokie, Illinois, is located approximately 15 miles north of Downtown Chicago and 12 miles east of O’Hare International Airport. According to the 2011-2015 American Community Survey (ACS), Skokie has a population of 65,060.

   Skokie covers 10.06 square miles of land, and is bordered by Glenview and Wilmette to the north, Evanston to the east, Lincolnwood and Chicago to the south, and Niles and Morton Grove to the west. A Council-Manager form of government governs Skokie, which includes a Mayor and a six-member Board of Trustees, elected at-large every four years, and a professional Village Manager and staff of almost 500 to execute municipal policies and programs and enforce all codes, ordinances, and regulations. The Village is also served by 17 advisory commissions and staffed by more than 250 resident volunteers.

   The Department of Community Development administers the Community Development Block Grant (CDBG) program from the U.S. Department of Housing and Urban Development (HUD). As an entitlement community of over 50,000 people, Skokie receives its annual CDBG funding directly from the Federal Government in the form of a formula grant. The overall goal of the program is to provide decent housing, a suitable living environment, and economic opportunities particularly for low/moderate-income persons. CDBG is the only HUD program for which the Village qualifies for direct funding.

   The receipt of CDBG funding is dependent on the completion of, approval of, and adherence to a five-year Consolidated Plan. The intent of the Consolidated Plan is to assist communities in developing a collaborative process to establish a unified vision for housing and community development actions. It includes information on the community’s needs, housing market, goals and objectives, activity priorities, performance measures, and various public certifications. It also includes the Village’s first Annual Action Plan relative to the CDBG activities and other community development efforts for the 2015 Program Year.

   The Village of Skokie Consolidated Plan for Community Development Block Grant (CDBG) is a five-year plan for Program Years 2020-2024, commencing on May 1, 2020.

   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 Village’s performance.
The most important function of the Consolidated Plan is to guide the Village in the annual funding allocation process for the CDBG program. The primary components of the Consolidated Plan are:

- The Planning Process
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Annual Action Plan

2. Summarize the objectives and outcomes identified in the Plan

The Action Plan is designed to guide actions to be taken over a one-year period of time, from May 1, 2020, through April 30, 2021. It is based on the identified needs in the areas of affordable housing, homelessness, other special needs, and non-housing community development needs. It is intended to address the three primary goals of the Housing and Community Development Act: provide decent housing, provide a suitable living environment, and expand economic opportunities.

Skokie’s goals are to ensure housing is affordable, accessible, and sustainable; improve infrastructure; improve facilities; provide financial assistance for programs and services; and conduct planning and administration activities. Program objectives include providing support to homeowners, organizations, and public entities. Program outcomes include improving facilities and providing services for a better quality of life for low/moderate-income Skokie residents.

A one-page vision statement with goals and objectives was prepared to succinctly communicate the Village’s plan for the CDBG program from May 1, 2020, through April 30, 2024, and it is available as an attachment to this executive summary. In addition, maps for infrastructure and public facilities projects are attached for reference for the review of AP-50 Geographic Distribution.

3. Evaluation of past performance

Since 1975, the Village has successfully administered the CDBG program, resurfaced streets, provided homeowners with financial opportunities to maintain their homes and sidewalks, and assisted other low/moderate-income individuals, households, and neighborhoods. There are, however, a number of obstacles to meeting underserved needs in the Village:

1. **Empirical data.** Multiple agencies consulted do not track unmet need in any quantitative way, and many do not collate their service statistics in ways that track the municipality of residence, income, racial information, or size of household as required by HUD to receive CDBG money or fulfill the requirements of the Consolidated Planning process. Some of the needs assessment information and data are based on best estimates.

2. **Funding limits.** A large amount of the Village’s needs is in the area of public services. The 15% spending cap for public services presents a challenge, as service agencies have limited funding options, including the after-effects of the State of Illinois budget crisis, compared to other CDBG-eligible programs.

3. **Vacant land.** There is limited land available for new housing development.

4. **Cost of housing.** Aside from persons receiving housing subsidies, many low-income residents are paying in excess of 30% of their household incomes on housing costs.

5. **Vacancy rate.** The low vacancy rate for both renter- and owner-occupied housing provides for few housing choices for low-income persons.

6. **Zoning Allowances.** The Village of Skokie Zoning Ordinance has progressive group home and community live-in residence provisions; however, there are limited opportunities for the type of
dense, multi-family housing that may begin to address the housing needs of the low/moderate-income, non-elderly and family households.

Many of the PY19 activities will be completed by April 30, 2020. A larger and more complicated construction project from PY19 may be completed after April 30, 2020, as additional time and/or funding is needed to ensure the projects are done correctly, maximizing the impact of CDBG funds.

4. Summary of citizen participation process and consultation process

The Village conducted an extensive consultation process during the five-year Consolidated Plan development to solicit input from social service agencies, community development organizations, and residents regarding the needs of the community, the programs and services offered in response to those needs, and the number of clients benefiting from those programs and services.

Questionnaires, focus group meetings, and online surveys were made available for formal community input, while newsletter articles and website updates informed the public of the CDBG planning process. In addition, staff attended several board and commission meetings, which not only gathered input for the development of the plan, but also provided educational opportunities for these entities to learn more about the CDBG program.

Public comments for the Consolidated and Action Plans were requested at three public hearings held on December 16, 2019, and January 6 and February 3, 2020. A final public hearing was held on March 4, 2019, at which time the Village Board of Trustees approved the PY20-24 Consolidated Plan and the PY20 Action Plan.

The Village conducts a minimum of four public hearings each year relative to the CDBG program, the Consolidated Plan, and the Action Plan. These hearings include an annual review of CDBG and Consolidated Plan goals and objectives, a progress report on current CDBG activities, solicitation and receipt of funding proposals, funding recommendations and allocations, and approval of the plan(s). Hearings are publicized through the Village website (https://www.skokie.org/218/Community-Development-Block-Grant-CDBG), publication of legal notices in a newspaper of local distribution, and articles are written for the Village’s monthly NewSkokie newsletter, which is distributed to approximately 28,000 addresses in the Village. Packages of materials are made available to interested citizens upon request. Staff will meet with and advise anyone interested in applying for CDBG program funds.

The Consolidated Plan hearing notice was published in the Skokie Review on January 30 and February 6, 2020, and a separate public hearing notice for the Action Plan was published in the Skokie Review on January 30, 2020, for loyal readers of Skokie’s weekly newspaper.

Drafts of the Consolidated and Action Plans were made available for public comment in the Community Development Department and at the Skokie Public Library reference desk for a 30-day period as stipulated by HUD regulations. The plan also reviews the institutional structure of the Village of Skokie departments, institutions, and agencies involved in the delivery of social services.

Note: An image for the Housing Authority of Cook County (HACC) Homeownership Program is attached for reference for the review of AP-60 Public Housing.
5. **Summary of public comments**
The Village conducted four discussion forums, prepared four online surveys, attended four citizen advisory board/commission meetings, and held four public hearings during the preparation of the five-year Consolidated Plan and the first one-year Action Plan development process. No public comments were received during the draft Consolidated Plan or the PY20 Action Plan during the official comment periods.

6. **Summary of comments or views not accepted and the reasons for not accepting them**
There is a general community concern regarding the upkeep and maintenance of the Village’s rental housing supply. The specific building and/or unit maintenance will not be addressed as part of the Village’s CDBG program; however, the Village’s Residential Rental Unit Standards and Neighborhood Integrity Ordinance, approved in January 2014, will address such needs with other funding sources. Instead, the Village will invest CDBG funding in eligible neighborhoods with public infrastructure improvements, impacting the neighborhoods at a larger scale.

Economic development issues such as new development and job creation will continue to be a major focus of Village efforts; however, they are not expected to be the focus of the Village’s CDBG funds.

7. **Summary**
According to www.hudexchange.info, the CDBG entitlement program provides annual grants on a formula basis to entitled communities such as the Village of Skokie to develop viable urban communities by providing decent housing, providing a suitable living environment, and expanding economic opportunities, principally for low/moderate-income persons.

The Village of Skokie chooses to focus its CDBG funding on the first two goals, providing decent housing and providing a suitable living environment. The third goal, expanding economic opportunities, will be primarily addressed by the Village’s Economic Development Division with other funding sources.
Vision Statement

Skokie’s CDBG program will provide a better quality of life for low/moderate-income residents through “bricks and mortar” projects and service activities.

Goals and Objectives

Capital Improvements

Ensure housing is affordable, accessible, and sustainable.

- Support homeowners with making repairs or universal design improvements to their homes.
- Support organizations that provide affordable rental housing.
- Support organizations that provide housing for the elderly and frail elderly.
- Support organizations that provide housing for special needs individuals and households.
- Support projects that make residential buildings energy-efficient.

Improve infrastructure.

- Support street and alley resurfacing projects in low/moderate-income neighborhoods.
- Support sidewalk replacement projects for owner-occupied, low/moderate-income households.
- Support safety and security projects in low/moderate-income neighborhoods.

Improve facilities.

- Support construction and rehabilitation projects so organizations can provide improved, expanded, or more affordable services with other funding sources.

Services

Provide financial assistance for programs and services.

- Support organizations that provide counseling, supportive, and referral services.
- Support organizations that provide child and youth services.
- Support organizations that provide senior services and enable them to “age in place”.
- Support organizations that provide special needs services.
- Support organizations that provide dental and other health care services.
- Support organizations that provide financial and credit counseling services.
- Support organizations that provide career counseling and job placement services.
- Support organizations that provide immigrant resettlement services.
- Support organizations that provide interpretation services and multilingual staff.
- Support organizations that provide veterans support services.
- Support organizations that enable residents to improve their socioeconomic status.
- Support organizations that provide housing-related services by addressing issues such as homelessness prevention, transitional housing, supportive housing, permanent housing, move-in readiness, independent living, foreclosure counseling, and emergency mortgage assistance.

Planning and Administration

Conduct planning and administration activities.

- Prepare the five-year Consolidated Plan, the one-year Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).
- Administer the CDBG program on a daily basis.

In the case of similar services proposed by multiple entities, preference will be given to local providers.
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.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>SKOKIE</td>
<td>Community Development</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

Narrative
The Community Development Department is responsible for preparing the Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and administering the daily activities of the CDBG program, while the Village Board of Trustees is responsible for approving the five-year and one-year plans prior to their submittal to HUD.

Consolidated Plan Public Contact Information

Primary Contact:
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matt.brandmeyer@skokie.org

John T. Lockerby, Village Manager
847-933-8210
john.lockerby@skokie.org
1. **Introduction**

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(l)).

Over the course of the Consolidated Plan process, Skokie’s Community Development staff consulted with multiple Village departments and divisions, including the Manager’s Office, Human Services, Public Health, and Engineering, plus the Building/Zoning/Property Standards, Economic, and Planning Divisions in Community development itself. In addition, summer 2019 focus group topics discussed job creation and training, affordable housing and housing insecurity, mental health/persons with disabilities, and seniors issues and opportunities. Other entities such as the Housing Authority of Cook County (HACC), Alliance to End Homelessness in Suburban Cook County, Cook County Health Department, and many community service providers. In addition, Skokie residents were consulted, including the general public and members of the Economic Development Commission, Human Relations Commission, Commission on Family Services, and the Board of Health.

The focus group meetings served the dual purpose of obtaining information from service organizations and exchanging information and resources between the participating organizations.

Many of the agencies contacted are also part of the Skokie Interagency Network which meets monthly with staff from the Human Services Division to discuss issues and strategies relative to the delivery of social services in the Skokie area. The Interagency Network was founded in 1994 to provide a monthly forum for human services providers to meet, discuss community needs, and strategize about improving the delivery of services to their constituents.

**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 Human Services Division works with the Alliance to End Homelessness in Suburban Cook County on an as-needed basis to address the needs of homeless persons and persons at risk of homelessness.

In 2014, a Homeless Protocol was established to assist the homeless population with temporary shelter. In addition, Human Services can be contacted by any sheltered or unsheltered homeless person to find other resources to help them take the next step(s) toward permanent housing.

Human Services staff works with the YWCA, Family Promise North Shore, and Connections for the Homeless in addressing the needs of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. These organizations work with the Village and the Continuum of Care to ensure that the needs at each stage of homelessness are addressed.

**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 Village does not receive Emergency Solutions Grant (ESG) funding directly, so Human Services staff works with the Alliance to End Homelessness in Suburban Cook County and other advocacy organizations to develop and maintain policies and procedures to coordinate provision of emergency shelter, street outreach, homeless prevention, rapid re-housing assistance, and other services.
2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
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<tbody>
<tr>
<td>Albank</td>
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<tr>
<td>Argentium Care (formerly SASI)</td>
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<td>Connections for the Homeless</td>
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<td>Catholic Charities Family Service Center</td>
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<td>Center for Enriched Living</td>
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<tr>
<td>Douglas Center</td>
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<tr>
<td>ELL Parent Center</td>
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<tr>
<td>The Harbour</td>
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<tr>
<td>Housing Authority of Cook County</td>
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<tr>
<td>Housing Opportunity Development Corporation</td>
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<tr>
<td>Journeys – The Road Home</td>
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<tr>
<td>Meals on Wheels Northeastern Illinois (formerly Meals at Home)</td>
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<tr>
<td>Metropolitan Family Services – Skokie</td>
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<td>North Shore Senior Center</td>
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<td>North West Housing Partnership</td>
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<tr>
<td>Oakton Community College</td>
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<td>Open Communities</td>
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<td>Orchard Village</td>
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<td>PEER Services, Inc.</td>
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<tr>
<td>Search, Inc.</td>
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<tr>
<td>SHORE Community Services</td>
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<tr>
<td>The Ark</td>
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<tr>
<td>The Partnership (Chicago Cook Workforce Partnership)</td>
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<tr>
<td>Tourette Syndrome Association of Illinois</td>
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<tr>
<td>Turning Point Behavioral Health Center</td>
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<tr>
<td>Oakton Community College – Continuing Education and Workforce Training</td>
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<tr>
<td>Symbol Training Institute</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization Type</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td></td>
</tr>
</tbody>
</table>
| Agency/Group/Organization | Skokie Park District  
|                          | Skokie Public Library  
|                          | Village of Skokie – Community Development Department  
|                          | Village of Skokie – Engineering Division  
|                          | Village of Skokie – Health Department  
|                          | Village of Skokie – Human Services Division  
|                          | Village of Skokie – Manager’s Office  
|                          | City of Evanston  
|                          | Illinois Division of Rehabilitative Services (DRS)  
| Agency/Group/Organization Type | Government  
| What section of the Plan was addressed by Consultation? |  
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |  
| Agency/Group/Organization | School District 69  
|                          | School District 72  
|                          | School District 73.5  
|                          | School District 219  
|                          | Oakton Community College  
| Agency/Group/Organization Type | Education  
| What section of the Plan was addressed by Consultation? |  
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |  

**Identify any Agency Types not consulted and provide rationale for not consulting**
All known agencies that provide services to Skokie residents were contacted to provide input on the plan’s contents.

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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Skokie Comprehensive Plan</td>
<td>Village of Skokie Department of Community Development</td>
<td>The Village of Skokie’s Comprehensive Plan contains goals for housing, transportation, and public facilities and services, which are also reflected in the five-year Consolidated Plan.</td>
</tr>
</tbody>
</table>
Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan?
--- | --- | ---
ON TO 2050 | Chicago Metropolitan Agency for Planning (CMAP) | The ON TO 2050 Plan addresses regional issues in the Chicago area such as linking residents to jobs, encouraging economic development, creating a less auto-dependent County, increasing affordable housing opportunities, maintaining the existing housing stock, increasing job opportunities, and supporting safety net programs, which are also addressed in Skokie’s Consolidated Plan.
Draft Regional Assessment of Fair Housing | Cook County Bureau of Economic Development (lead entitlement agency) w/Enterprise Community Partners | The Regional Assessment of Fair Housing is a collaboration among CDBG entitlement communities, public housing authorities, and not-for-profit organizations, tasked with the analysis and recommendations to further fair housing in Cook County.
Planning for Progress in Cook County 2015-19 | Cook County Bureau of Economic Development with Chicago Metropolitan Agency for Planning (CMAP) | Planning for Progress in Cook County impacts Skokie, including overlapping issues such as infrastructure and public facilities, housing and related services, and non-housing services.
Draft City of Evanston 2020-2024 Consolidated Plan | City of Evanston Department of Community Development | Evanston is an immediate neighbor of Skokie’s, and the goals being addressed by Evanston’s Consolidated Plan are also being addressed by Skokie, albeit with different emphases, including affordable housing, homelessness, creating livable communities, economic development, public services, and planning and administration.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))
The Village coordinates with other public entities in regards to regional efforts and to the implementation of the Village’s Consolidated Plan:

- **Illinois Housing Development Authority (IHDA).** The Village reaches out to IHDA staff about housing-related inquiries. In addition, IHDA updates the percentage of affordable housing available in Skokie to comply with the Illinois Affordable Housing Planning and Appeal Act (AHPAA).
- **City of Evanston.** Evanston staff and Skokie staff confer on a regular basis regarding CDBG-related issues and other community development efforts, including housing and blight reduction.
- **North/Northwest CDBG Network.** Arlington Heights, Des Plaines, Hoffman Estates, Mount Prospect, Palatine, Schaumburg, and Skokie staff confer on a regular basis regarding CDBG-related issues and other community development efforts, including program administration.
- **Continuums of Care.** The Human Services Division participates in multiple human services consortia, including Local Area Network 41, Niles Township Interagency Network, Niles Township Youth Coalition, Skokie Hospital Community Advisory Committee, North Shore Senior Center's...

- **Housing Authority of Cook County (HACC).** The Village reaches out to the HACC on matters pertaining to the Housing Choice Voucher Program and the Armond King Apartments public housing community.

- **Cook County.** Skokie staff have been participating the Regional Assessment of Fair Housing (AFH) for Cook County activities since 2018. If fair housing goals, objectives, and next steps from the final Regional AFH document (expected summer 2020) are not adequately addressed in Skokie’s five-year Consolidated Plan, a future substantial amendment will occur.
**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

1. **Summary of citizen participation process/Efforts made to broaden citizen participation**

   The Village of Skokie is committed to providing citizens an opportunity to participate in an advisory role in planning, implementing, and assessing the Consolidated/Action Plan. The Village is cognizant of providing adequate information to citizens, holding public hearings to obtain views of citizens, and allowing citizens the opportunity to comment on any aspects of the Village's community development efforts. To that end, a Citizen Participation Plan has been in effect, and adhered to, for the 45-year duration of the Village's CDBG program. The Village particularly encourages the involvement of minorities, and low/moderate-income residents in the funding decisions on housing and community development matters.

**Summarize citizen participation process and how it impacted goal-setting**

   An online resident survey was prepared to involve individuals in the planning process. The survey was available June through July 2019, and 186 responses were received. The comments were considered along with the other entities that provided input, and the responses received were given the same level of consideration. The final goal selections balanced the feedback from the community and the requirements of the CDBG program.

**Citizen Participation Outreach**

   The Village of Skokie's primary method of involving residents in the planning and project selection process involves conducting at least four public hearings each year during Village Board of Trustees meetings. The public hearings are held in the Council Chambers on the first floor of the Skokie Village Hall at 5127 Oakton Street. The hearings are held in the evening so the general public can attend and special provisions can be made available for any attendees with special needs. Special provisions can be made available if the need ever arises to accommodate a significant number of non-English speaking or hearing-impaired residents wishing to participate. The hearings are live on the Village’s cable channel, and recorded and available on the Village’s website.

   Public hearings are publicized in the Skokie Review newspaper, on the CDBG page at www.skokie.org, and in the Village’s NewSkokie newsletter at least two weeks prior to a hearing.

   The Village's monthly newsletter is delivered free of charge to every Skokie address and also is available online. In addition to the hearing schedule, the newsletter contains an explanation of the CDBG program, a summary of eligible project categories, and a statement of the Village’s annual estimated entitlement amount. Copies of the newsletter containing the public hearing notice are distributed to the following groups and organizations:

   - Residents
   - Businesses and Industrial Firms
   - Churches and Synagogues
   - Skokie Chamber of Commerce
   - Skokie Boards and Commissions
   - Skokie Park Board
   - Skokie Library Board
   - Village Managers of Adjacent and Nearby Communities
   - Local Newspapers (Skokie Review, Nadig News)
The schedule of public hearings also contains the name and telephone number of the Village's Community Development Department staff contact, and a statement that the contact person is available to answer any questions citizens may have regarding the CDBG Program, or the hearing and application process. In addition, Village staff will meet with organizations who request assistance in formulating a proposal to present to the Board of Trustees for CDBG funding.

Packets of materials to be discussed at the Village Board meetings are available online at www.skokie.org the Thursday or Friday before the Village Board meeting the following Monday (or Tuesday or Wednesday if there is a major holiday) in the Council Chambers in Village Hall.
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Internet outreach</td>
<td>Public service organizations, school districts, neighboring communities, Skokie residents</td>
<td>23 service agencies 5 school districts 5 governments 186 residents</td>
<td>Comments by service agencies, school districts, and governments were generally focused on their respective disciplines; however, common issues include housing, jobs, health, communication/language, transportation, counseling, seniors, youth, early childhood, and disabled.</td>
<td>Economic development and jobs are major components of Village efforts; however, they will not be the primary focus of CDBG funds.</td>
<td><a href="http://www.surveymonkey.com">www.surveymonkey.com</a></td>
</tr>
<tr>
<td>2</td>
<td>Village staff interviews</td>
<td>Manager’s Office, Engineering, Human Services, Health, Community Development</td>
<td>18 staff</td>
<td>Specific discussion topics included neighborhood/building improvements, online new resident packets, parks, community gardens, affordable housing initiative, blacktop is more cost-effective, green streets (anything that helps with drainage), intergenerational opportunities, a common services application, rent deposit fees, most lead exposure is from outside Skokie, rats tend to locate in the 4-unit multifamily areas, English classes, workforce investment is difficult, possible reintroduction of a small business center at Oakton Community College, possible Wintrust bank loans, reserve some HIP funds for emergency repairs at the end of the program year, 1 year of tax returns for HIP application, and 15-year HIP payback.</td>
<td>Job training and workforce development may be supported by CDBG; however, non-CDBG sources may be more appropriate. The 15-year payback period for HIP will remain for now, as it keeps homeowners from flipping their houses and it provides program income to reinvest in other CDBG programming in Skokie.</td>
<td>N/A</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
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</tr>
<tr>
<td>------------</td>
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<td>--------------------</td>
<td>-------------------------------</td>
<td>-----------------------------</td>
<td>---------------------------------------------</td>
<td>-------------------</td>
</tr>
</tbody>
</table>
| 3          | Focus groups     | Public service organizations | 18 housing 12 jobs 16 disabilities 10 seniors | **Housing:** Housing Choice Voucher program, handyman/CAPABLE programs, refinancing, zoning, need all housing types, landlord training program, renter training, and mixed-age developments.  
**Jobs:** Symbol Training Institute, RefugeeOne job placement, educate employers who hire special needs employees, and transportation.  
**Disabilities:** Adopt Universal Design Standards, trauma-informed training, workforce development, financial literacy, free online mental health first aid and National Alliance on Mental Illness (NAMI) programs, focus on abilities, transitional housing, and “Complete Homes” (akin to “Complete Streets”).  
**Seniors:** Adult disabled children, grandparents raising children, needs of a 90-year-old different from a 70-year-old, cultural isolation, transportation, senior day care centers, ADUs, aging education, and old/young partnerships. | Upkeep and maintenance of the Village’s rental housing supply is not expected to be addressed as part of the Village’s CDBG program; however, the Village’s Residential Rental Unit Standards and Neighborhood Integrity Ordinance, approved in January 2014, will address such needs with other funding sources. | N/A |

**Consolidated Plan**

OMB Control No: 2506-0117 (exp. 07/31/2015)
| 4 | Public meetings | Economic Development Commission, Human Relations Commission, Commission on Family Services, Board of Health | Presented focus group topics and obtained feedback from members

**Economic Development Commission:**
- Student loan repayment legislation;
- Many organizations, individuals, and initiatives supporting non-four-year degree training programs, including individuals with disabilities; Building Owners and Managers Association (BOMA);
- International Council of Shopping Centers (ICSC);
- Housing stress is an issue in Skokie (>30% of income spent on housing costs); and Property taxes impact monthly rents.

**Human Relations Commission:**
- Housing Opportunities and Maintenance for the Elderly (HOME), including intergenerational housing; and
- Accessibility details including weight of doors and pressurized/security doors.

**Commission on Family Services:**
- Housing Choice Vouchers;
- Credit scores;
- Social services for youth and veterans;
- Careers, job fairs, and apprenticeships involving District 219, Oakton Community College, etc.;
- Free training programs – JCFS, YWCA Culinary Program, Oakton Community College, etc.; College isn't for everyone, and roughly 20% of students should not go to college.

**Board of Health:**
- Services to parents, spouses, and families of those with Alzheimer’s disease to access resources and services that they are unable to afford, to allow them to continue working while their loved one is being cared for; Increase parking to improve access for healthcare services; A “Welcome Center” from the 2017 Skokie Community Health Plan, which is a central location, such as a school or the Skokie Public Library, to help people navigate systems and provide accurate information on a wide variety of services.
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Village website</td>
<td>Non-targeted/broad community</td>
<td>N/A</td>
<td>Informational website</td>
<td>N/A</td>
<td><a href="https://www.skokie.org/218/Community-Development-Block-Grant-CDBG">https://www.skokie.org/218/Community-Development-Block-Grant-CDBG</a></td>
</tr>
<tr>
<td>6</td>
<td>Village newsletter</td>
<td>Non-targeted/broad community</td>
<td>N/A</td>
<td>Resident newsletter</td>
<td>N/A</td>
<td><a href="https://www.skokie.org/585/NewSkokie-Resident-Newsletter">https://www.skokie.org/585/NewSkokie-Resident-Newsletter</a></td>
</tr>
<tr>
<td>7</td>
<td>Newspaper ads</td>
<td>Non-targeted/broad community</td>
<td>N/A</td>
<td>Public hearing notices</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Table 4 – Citizen Participation Outreach
Needs Assessment

NA-05 Overview

Needs Assessment Overview
In addition to the needs assessment data and narrative that follows, issues identified by residents, service providers, and Village staff, can be categorized and summarized as follows:

Capital Improvements

- Safe, affordable, and decent housing for low/moderate-income households, seniors, and homeless
- Building upgrades due to lifecycle issues
- Universal Design upgrades to buildings, notably private residences
- Sidewalks, lack of sidewalks, and pedestrian buttons
- Street resurfacing, sidewalks

Services

- Village Social Worker
- Financial and credit counseling
- Transportation
- Health care, including dental
- Career counseling/job training, including for disabled residents and their prospective employers
- Assisting immigrants with settlement, including language interpretation
- Fair housing
- Early childhood/youth education
- Elderly, age-in-place services
- Disabled services
A review of U.S. Census, Comprehensive Housing Affordability Strategy (CHAS), and American Community Survey (ACS) data highlight the following issues in Skokie:

- Median income did not keep pace with inflation
- Priorities should focus on younger and older households
- Almost 40% of Skokie households have housing costs that exceed the 30% maximum recommended threshold for affordable housing

There are more needs than CDBG funding levels can address, so priorities will need to be made in the Strategic Plan and initiatives outside the CDBG program also need to be considered.

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

**Summary of Housing Needs**

Skokie’s housing needs from 2009 to 2015 from a population, households, and median income remained constant from 2009 to 2015. In addition, the median income did not keep pace with inflation. The www.in2013dollars.com inflation calculator indicates that $66,916 in 2009 dollars would be $73,928 in 2015 dollars. The $66,999 median income is the equivalent of a 9.48% reduction in purchasing power over the five-year period.

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Base Year: 2009</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>64,784</td>
<td>65,060</td>
<td>0%</td>
</tr>
<tr>
<td>Households</td>
<td>22,910</td>
<td>22,785</td>
<td>-1%</td>
</tr>
<tr>
<td>Median Income</td>
<td>$66,916.00</td>
<td>$66,999.00</td>
<td>0%</td>
</tr>
</tbody>
</table>

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Per the HUD Area Family Median Income (HAMFI) data, approximately 52% of Skokie’s households are low/moderate-income. Approximately 33% of Skokie’s small family and 42% large family households are low/moderate-income. The greatest percentage of low/moderate-income households is 59% for households with at least one person 75 years of age or older, followed by 57% of households with one or more children 6 years of age or younger and 39% of households with at least one person 62-74 years of age.

The data indicate that CDBG priorities should focus on households with older adults and young children.

**Number of Households Table**

<table>
<thead>
<tr>
<th>Households Type</th>
<th>0-30% HAMFI</th>
<th>&gt;30-50% HAMFI</th>
<th>&gt;50-80% HAMFI</th>
<th>&gt;80-100% HAMFI</th>
<th>&gt;100% HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>3,220</td>
<td>2,835</td>
<td>3,490</td>
<td>2,305</td>
<td>10,935</td>
</tr>
<tr>
<td>Small Family Households</td>
<td>1,135</td>
<td>890</td>
<td>1,445</td>
<td>1,070</td>
<td>5,895</td>
</tr>
<tr>
<td>Large Family Households</td>
<td>95</td>
<td>490</td>
<td>410</td>
<td>305</td>
<td>1,075</td>
</tr>
<tr>
<td>Household contains at least one person 62-74 years of age</td>
<td>760</td>
<td>795</td>
<td>850</td>
<td>735</td>
<td>3,020</td>
</tr>
<tr>
<td>Household contains at least one person age 75 or older</td>
<td>895</td>
<td>600</td>
<td>620</td>
<td>365</td>
<td>1,095</td>
</tr>
<tr>
<td>Households with one or more children 6 years old or younger</td>
<td>310</td>
<td>550</td>
<td>525</td>
<td>495</td>
<td>565</td>
</tr>
</tbody>
</table>

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS
Housing Needs Summary Tables

The narrative in this section discusses data based on the following four housing problems:

1. Housing unit lacks complete kitchen facilities
2. Housing unit lacks complete plumbing facilities
3. Household is overcrowded
4. Household is cost burdened

A household is considered to have a housing problem if the household has one or more of these problems.
1. Housing Problems (Households with one of the listed needs)

The greatest problem, is housing cost as a proportion of income, as there are greater than 3,200 renter/owner-occupied households with a housing burden greater than 30% of household income, and greater than 4,000 renter/owner-occupied households with a housing burden greater than 50% of household income.

Overcrowding is the next-greatest problem, with more than 550 overcrowded, and almost 75 severely overcrowded, renter/owner-occupied households. An estimated 290 households have zero/negative income without any housing problems. An estimated 75 renter and owner-occupied households occupy substandard housing, lacking complete plumbing or kitchen facilities.

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>Substandard Housing - Lacking complete plumbing or kitchen facilities</td>
<td>25</td>
<td>0</td>
</tr>
<tr>
<td>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</td>
<td>95</td>
<td>80</td>
</tr>
<tr>
<td>Housing cost burden greater than 50% of income (and none of the above problems)</td>
<td>880</td>
<td>400</td>
</tr>
<tr>
<td>Housing cost burden greater than 30% of income (and none of the above problems)</td>
<td>195</td>
<td>630</td>
</tr>
<tr>
<td>Zero/negative Income (and none of the above problems)</td>
<td>175</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 7 – Housing Problems Table
Data Source: 2011-2015 CHAS
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Over 4,700 households have one or more of four housing problems, and almost 90% of these are low/moderate-income households.

<table>
<thead>
<tr>
<th>Having 1 or more of four housing problems</th>
<th>0-30% AMI</th>
<th>&gt;30-50% AMI</th>
<th>&gt;50-80% AMI</th>
<th>&gt;80-100% AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter</td>
<td>1,025</td>
<td>475</td>
<td>145</td>
<td>50</td>
<td>1,695</td>
</tr>
<tr>
<td>Owner</td>
<td>1,165</td>
<td>790</td>
<td>820</td>
<td>285</td>
<td>3,060</td>
</tr>
</tbody>
</table>

Table 8 – Housing Problems 2
Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

Per [www.huduser.org](http://www.huduser.org), the Village is assuming that area median income (AMI) is the equivalent of HAMFI. There are over 6,900 Skokie households with a housing cost burden of greater than 30% of household income. The greatest numbers of households with >30% household cost burdens are the “small related” renter/owner-occupied households and the “elderly” owner-occupied households. Almost 60% of the cost burdened are owner-occupied households.

<table>
<thead>
<tr>
<th>Having none of four housing problems</th>
<th>0-30% AMI</th>
<th>&gt;30-50% AMI</th>
<th>&gt;50-80% AMI</th>
<th>&gt;80-100% AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter</td>
<td>490</td>
<td>680</td>
<td>955</td>
<td>545</td>
<td>2,670</td>
</tr>
<tr>
<td>Owner</td>
<td>245</td>
<td>890</td>
<td>1,570</td>
<td>1,425</td>
<td>4,130</td>
</tr>
</tbody>
</table>

Table 9 – Cost Burden > 30%
Data Source: 2011-2015 CHAS
4. Cost Burden > 50%

There are over 4,000 Skokie households with a housing cost burden of greater than 50% of household income. The greatest numbers of households with >50% household cost burdens are the "small related" renter/owner-occupied households and the "elderly" owner-occupied households, the same household types as those with the >30% household cost burdens.

Table 10 – Cost Burden > 50%

|                | Renter
|----------------|-----------------|--------------|
|                | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total
| Small Related  | 445       | 260         | 0           | 705
| Large Related  | 40        | 30          | 0           | 70
| Elderly        | 275       | 55          | 0           | 330
| Other          | 185       | 70          | 20          | 275
| Total need by income | 945 | 415        | 20          | 1,380

|                | Owner
|----------------|-----------------|--------------|
|                | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total
| Total          | 420       | 220         | 375         | 1,015

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

There is some overcrowding in non-low/moderate-income households; however, the overcrowding is greatest in the low/moderate-income, “single family households”. There is insufficient data to determine the overcrowding burden on “other, non-family households” and “households with children present”.

Table 11 – Crowding Information – 1/2

|                | Renter
|----------------|-----------------|--------------|
|                | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total
| Single family households | 100       | 55          | 75          | 40           | 270
| Multiple, unrelated family households | 15        | 25          | 20          | 0            | 60
| Other, non-family households | 0         | 0           | 0           | 0            | 0
| Total need by income | 115       | 80          | 95          | 40           | 330

|                | Owner
|----------------|-----------------|--------------|
|                | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total
| Total          | 10         | 95          | 75          | 20           | 200

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

Table 12 – Crowding Information – 2/2

|                | Renter
|----------------|-----------------|--------------|
|                | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total
| Households with Children Present | N/A       | N/A          | N/A          | N/A

|                | Owner
|----------------|-----------------|--------------|
|                | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total
| Total          | N/A       | N/A          | N/A          | N/A

Table 12 – Crowding Information – 2/2

Data Source: N/A
Describe the number and type of single person households in need of housing assistance.
According to 2010-2014 ACS data, there are 5,311 single-person households in Skokie, or almost ¼ of all Skokie households. Skokie has a growing Baby Boomer population (those born between 1946 and 1964) and Millennial population (those born between 1982 and 2004). The Baby Boomers are generally on fixed incomes, and the younger Millennials have lower net incomes once post-secondary education expenses are considered. These generations may have a greater need for housing assistance or counseling.

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.
The following estimates are based on quarterly reporting by current CDBG subrecipients, unless otherwise noted:
- 250 elderly Skokie residents need “age-in-place” housing assistance each year
- 35 abused Skokie children and their non-offending family members need counseling services each year

What are the most common housing problems?
The greatest problem is housing cost burden, where almost 40% of Skokie households have housing costs that are >30% of household income. Accessibility (lack of Universal Design) and low credit scores are additional barriers to housing issues.

Are any populations/household types more affected than others by these problems?
Large related (>30-50% AMI), elderly (0-30% AMI), and other (>50-80% AMI) renter households are most affected by housing cost burdens of >30% and >50% of income. In addition, small related >50 (% AMI) and large related (>30-50% AMI and >50-80% AMI) owner-occupied households have housing cost burdens of >30% of income, and large related (>30-50% AMI) and other (>50-80% AMI) owner-occupied households have housing cost burdens of >50% of income.

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

Overall, 42% of Skokie households are 0-80% AMI. In addition, 59% of households with at least one person age 75 or older and 57% of households with one or more children 6 years old or younger are 0-80% AMI. Finally, 25% of households with at least one person age 75 or older are 0-30% AMI.

According to Connections for the Homeless, moving individuals and families out of poverty works best when households are in stable living arrangements. This allows the organization to provide supporting interventions for employment, education, health, etc.

The Village does not receive ESG funds for rapid re-housing assistance programs.

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:

Village staff understands the anecdotal factors for at-risk groups, such as families “doubling-up” (moving in with other family or friends), living in transitional housing, and living in shelters outside of Skokie. Data is not tracked at the Village level, however, as only a few visible homeless persons are detected each year in Skokie.

Utilizing a methodology from the endnotes Evanston’s 2012 Heading Home plan, the number of extremely low-income households (0-30% AMI) spending more than 50% of their household incomes on rent, and assuming 1.5 to 2.0 persons per household, a portion of the at-risk population can be estimated. Using 2011-2015 CHAS data,
Skokie has 4,309 households spending >50% their incomes on rent, of which 619\(^1\) are potentially extremely low-income households, which may impact 929 to 1,238 individuals due to financial factors.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness
A housing cost burden of >30% is the start of housing instability, and the greater the percentage, the greater the risk of becoming homeless.

Discussion
Low/moderate-income households are housing cost burdened due to unemployment, underemployment, and/or a lack of education and job training. Housing maintenance costs add to this burden. A need exists for supportive services aimed at low/moderate-income residents to increase economic and educational opportunities, and produce financial stability.

\(^1\) 14.1\% of Skokie households are 0-30% AMI; therefore, 4,309 x 0.141 = 619 extremely low-income households.
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
Per HUD, a disproportionately greater need exists when the members of a specific racial or ethnic group at the same income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

According to the 2010-2014 ACS, Skokie’s population is 63% White, 27% Asian, and 6% Black/African American. Ten percent (10%) of the total population is Hispanic, primarily Mexican, Puerto Rican, and South American. The Asian population is primarily Filipino, Other Asian, and Indian. Skokie is a very diverse North Shore community that has some disproportionately greater housing needs.

0%-30% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Jurisdiction as a whole</th>
<th>White</th>
<th>Black / African American</th>
<th>Asian</th>
<th>American Indian, Alaska Native</th>
<th>Pacific Islander</th>
<th>Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has one or more of four housing problems</td>
<td>2,565</td>
<td>1,630</td>
<td>220</td>
<td>495</td>
<td>0</td>
<td>0</td>
<td>140</td>
</tr>
<tr>
<td>Has none of the four housing problems</td>
<td>365</td>
<td>270</td>
<td>0</td>
<td>70</td>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>Household has no/negative income, but none of the other housing problems</td>
<td>290</td>
<td>155</td>
<td>40</td>
<td>100</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 13 - Disproportionally Greater Need 0 - 30% AMI
Data: 2011-2015 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%
### 30%-50% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>2,490</td>
<td>345</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>1,475</td>
<td>240</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>110</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>590</td>
<td>90</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>30</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>270</td>
<td>10</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

*Data Source: 2011-2015 CHAS*

*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%

### 50%-80% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>2,025</td>
<td>1,460</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>1,145</td>
<td>865</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>125</td>
<td>70</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>470</td>
<td>375</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>210</td>
<td>135</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

*Data Source: 2011-2015 CHAS*

*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%
80%-100% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>870</td>
<td>1,440</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>495</td>
<td>810</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>45</td>
<td>145</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>270</td>
<td>375</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>55</td>
<td>75</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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%

Discussion
The total number of low/moderate-income (0-80% AMI) Skokie households experiencing one or more of the four housing problems is 7,080, or 31% of the total number of households (22,785 per 2011-2015 ACS). Skokie’s Hispanic, Black/African American, and Native American/Alaska Native populations all have greater needs than other populations, per the data provided. A disproportionate need exists for the following:

Disproportionate Need for 0-30% AMI
- 80% of households experience one or more of the four housing problems
- 93% Hispanic households have a disproportionately greater need at 0-30% AMI

Disproportionate Need for 30-50% AMI
- 88% of households experience one or more of the four housing problems
- 100% Black/African American households have a disproportionately greater need at 30-50% AMI
- 100% American Indian/Alaska Native households have a disproportionately greater need at 30-50% AMI

Disproportionate Need for 50-80% AMI
- 58% of households experience one or more of the four housing problems

Disproportionate Need for 80-100% AMI
- 38% of households experience one or more of the four housing problems

The jurisdiction as a whole for 0-80% AMI households, 74% of all households have one or more of four housing problems of lacking complete kitchen facilities, lacking complete plumbing facilities, more than 1.0 persons per room, and/or a housing cost burden greater than 30%.
**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**

Per HUD, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

According to the 2010-2014 ACS, Skokie’s population is 63% White, 27% Asian, and 6% Black/African American. Ten percent (10%) of the total population is Hispanic, primarily Mexican, Puerto Rican, and South American. The Asian population is primarily Filipino, Other Asian, and Indian. Skokie is a very diverse North Shore community that has some disproportionately greater housing needs. The tables below show the severe housing problems by AMI, and the racial or ethnic group subcategories.

### 0%-30% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>2,190</td>
<td>735</td>
<td>290</td>
</tr>
<tr>
<td>White</td>
<td>1,370</td>
<td>535</td>
<td>155</td>
</tr>
<tr>
<td>Black / African American</td>
<td>195</td>
<td>25</td>
<td>40</td>
</tr>
<tr>
<td>Asian</td>
<td>460</td>
<td>110</td>
<td>100</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>90</td>
<td>60</td>
<td>0</td>
</tr>
</tbody>
</table>

*Table 17 – Severe Housing Problems 0 - 30% AMI  
Data Source: 2011-2015 CHAS*

*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%*

### 30%-50% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>1,265</td>
<td>1,570</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>725</td>
<td>990</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>54</td>
<td>50</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>360</td>
<td>320</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>30</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>105</td>
<td>175</td>
<td>0</td>
</tr>
</tbody>
</table>

*Table 18 – Severe Housing Problems 30 - 50% AMI  
Data Source: 2011-2015 CHAS*

*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%*
### 50%-80% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>965</td>
<td>2,525</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>515</td>
<td>1,495</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>30</td>
<td>170</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>315</td>
<td>525</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>105</td>
<td>250</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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%

### 80%-100% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>335</td>
<td>1,970</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>130</td>
<td>1,175</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>15</td>
<td>170</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>170</td>
<td>475</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>10</td>
<td>120</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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%
Discussion
The total number of Skokie households experiencing one or more of the four severe housing problems is 4,755, or 21% of the total number of households (22,785 per 2011-2015 ACS). Skokie’s Asian population has a greater need than other populations, per the data provided. A disproportionate need exists for the following:

Disproportionate Need for 0-30% AMI

- 68% of households experience one or more of the four severe housing problems

Disproportionate Need for 30-50% AMI

- 45% of households experience one or more of the four severe housing problems

Disproportionate Need for 50-80% AMI

- 28% of households experience one or more of the four severe housing problems
- 38% Asian households have a disproportionately greater need at 50-80% AMI

The jurisdiction as a whole for 0-80% AMI households, 46% of all households have one or more of four severe housing problems of lacking complete kitchen facilities, lacking complete plumbing facilities, more than 1.5 persons per room, and/or a housing cost burden greater than 50%.
**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**

Per HUD, it is assumed that households that spend up to 30% of their incomes on housing costs are not housing cost burdened. A housing cost burden occurs when 30-50% of a household income is spent on housing costs, and a severe housing cost burden is when >50% of a household income is spent on housing costs.

<table>
<thead>
<tr>
<th>Housing Cost Burden</th>
<th>&lt;=30%</th>
<th>30-50%</th>
<th>&gt;50%</th>
<th>No / negative income (not computed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>13,520</td>
<td>4,585</td>
<td>4,390</td>
<td>295</td>
</tr>
<tr>
<td>White</td>
<td>8,695</td>
<td>2,805</td>
<td>2,615</td>
<td>155</td>
</tr>
<tr>
<td>Black / African American</td>
<td>865</td>
<td>240</td>
<td>260</td>
<td>40</td>
</tr>
<tr>
<td>Asian</td>
<td>2,960</td>
<td>985</td>
<td>1,165</td>
<td>100</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>20</td>
<td>30</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>835</td>
<td>440</td>
<td>240</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data Source:** 2011-2015 CHAS

**Discussion**

In Skokie, over 59% of households do not have a housing cost burden, over 20% have a housing cost burden, and over 19% have a severe housing cost burden. The remaining 1% have no/negative income and were not computed.

Although there are no instances of disproportionate need, Asian (22%), Black/African American (19%), White (18%), and Hispanic (16%) households have severe housing cost burdens in Skokie.
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?

As mentioned in previous sections, Hispanic (0-30% AMI), Black/African-American (30-50% AMI), and American Indian/Alaska Native (30-50% AMI) households have disproportionately greater needs regarding housing problems. In addition, Asian (50-80% AMI) households have disproportionately greater needs regarding severe housing problems. Finally, there are one to two instances of disproportionate needs, as Native American/Alaska Native and Hispanic households have the greatest severe housing cost burdens with 30-50% of household income spent on housing costs. [Note: The Hispanic households are 9.9, not 10, above the jurisdiction as a whole.]

If they have needs not identified above, what are those needs?
The Village has a very diverse population, with an average of 90 different languages spoken in the homes of school children. Since it is not easily identifiable in the data above, bilingual services may help lessen not only the housing-related burdens discussed in this section, but the burdens associated with being a low/moderate-income Skokie resident.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?
The Black/African American population is generally centrally congregated in Skokie, with a secondary concentration in the northeast quadrant of the Village near Evanston Township High School. The Asian population is generally congregated in the southeast quadrant of, and along the rail/ComEd corridor through, of the Village. The Hispanic population is generally congregated within a convenient walking distance of the Dempster-Skokie and Oakton-Skokie CTA Stations.
NA-35 Public Housing – 91.205(b)

Introduction
The Housing Authority of Cook County (HACC) is the agency that serves suburban Cook County, including the Village of Skokie. The HACC owns and operates over 2,100 units of conventional public housing, of which 126 affordable units and 1 staff unit are in the Armond King Apartments in Skokie.

The HACC also operates the Housing Choice Voucher Program. As of February 2020, there were 311 vouchers in use in Skokie, of which 23 were HACC project-based vouchers, 288 tenant-based vouchers, and 8 were special purpose vouchers.

In addition, according to draft Assessment of Fair Housing (AFH) data, Gross Point Elderly Housing (9700 Gross Point), Robineau Group Living Facility (7550 Kostner), SHORE Homes (8167 Lincoln), Village Center (5140 Galitz), and Krasnow Residence (8901 Gross Point) comprise 246 affordable units in Skokie.

There have been no changes to the HUD-provided Characteristics of Residents, Race of Residents, and Ethnicity of Residents data since the PY15-19 Consolidated Plan.

Totals in Use

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>126</td>
<td>311</td>
<td>23</td>
<td>288</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Table 22 - Public Housing by Program Type

Data Source: Housing Authority of Cook County (Skokie Data)
<table>
<thead>
<tr>
<th>Characteristics of Residents</th>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project - based</th>
<th>Tenant - based</th>
<th>Special Purpose Voucher</th>
<th>Family Unification Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Annual Income</td>
<td>0</td>
<td>0</td>
<td>10,627</td>
<td>13,418</td>
<td>14,350</td>
<td>13,395</td>
<td>13,647</td>
<td>11,962</td>
<td></td>
</tr>
<tr>
<td>Average length of stay</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>8</td>
<td>0</td>
<td>8</td>
<td>0</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Average Household size</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td># Homeless at admission</td>
<td>0</td>
<td>0</td>
<td>9</td>
<td>21</td>
<td>0</td>
<td>3</td>
<td>16</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td># Elderly Program Participants (&gt;62)</td>
<td>0</td>
<td>0</td>
<td>897</td>
<td>2,179</td>
<td>42</td>
<td>2,120</td>
<td>12</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td># Disabled Families</td>
<td>0</td>
<td>0</td>
<td>491</td>
<td>2,337</td>
<td>2</td>
<td>2,268</td>
<td>48</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td># Families requesting accessibility features</td>
<td>0</td>
<td>0</td>
<td>1,651</td>
<td>11,832</td>
<td>64</td>
<td>11,594</td>
<td>91</td>
<td>54</td>
<td></td>
</tr>
<tr>
<td># HIV/AIDS program participants</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td># DV victims</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

Table 23 – Characteristics of Public Housing Residents by Program Type
Data Source: PIC (PIH Information Center)
### Race of Residents

<table>
<thead>
<tr>
<th>Race</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td>Veterans Affairs</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Unification</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled</td>
</tr>
<tr>
<td>White</td>
<td>0</td>
<td>0</td>
<td>705</td>
<td>1,981</td>
<td>19</td>
<td>1,913</td>
<td>27</td>
</tr>
<tr>
<td>Black/African American</td>
<td>0</td>
<td>0</td>
<td>900</td>
<td>9,786</td>
<td>43</td>
<td>9,620</td>
<td>62</td>
</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td>0</td>
<td>44</td>
<td>37</td>
<td>2</td>
<td>34</td>
<td>1</td>
</tr>
<tr>
<td>American Indian/Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>15</td>
<td>0</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>13</td>
<td>0</td>
<td>12</td>
<td>1</td>
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<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*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)

### Ethnicity of Residents

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td>Veterans Affairs</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Unification</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled</td>
</tr>
<tr>
<td>Hispanic</td>
<td>0</td>
<td>0</td>
<td>33</td>
<td>321</td>
<td>0</td>
<td>311</td>
<td>2</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>0</td>
<td>0</td>
<td>1,618</td>
<td>11,511</td>
<td>64</td>
<td>11,283</td>
<td>89</td>
</tr>
</tbody>
</table>

*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)
Section 504 Needs Assessment

Describe the needs of public housing tenants and applicants on the waiting list for accessible units
The HACC has a waiting list for accessible units and units without accessible features. The Russian population is high at the Armond King Apartments, as evidenced by informational signs in the building in both English and Russian languages.

The Armond King Apartments building was upgraded to serve the needs of its residents for the next 30 years, including converting 27 units were converted to Uniform Federal Accessibility Standards (UFAS) units and 4 units were converted for the sensory impaired.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders
Per HACC staff, the needs of people on the waiting list for accessible units are very different than the needs of those on the waiting list for a unit without accessible features. The majority of the recipients of both public housing as well as the Housing Choice Voucher program are elderly, and the biggest challenge that they face is the desire to remain in their home and independent while dealing with the effects of disabilities that they acquire later in life.

Because many of the residents are used to doing things for themselves without assistance from others, they often have a difficult time adjusting to their limitations, and this especially impacts their ability to find housing that is accessible and safe. HACC has made a concerted effort toward addressing the need for more accessible units by beginning a program where housing unit renovation projects are undertaken annually to install accessible features such as grab bars and shower chairs in the bathrooms, and sinks and cabinets at wheelchair height.

By July 2019, HACC completed its Voluntary Compliance Agreement (VCA) with the office of Fair Housing and Equal Opportunity at the Department of Housing and Urban Development to make 5% of its total public housing inventory accessible for persons with mobility impairments and 2% of its inventory accessible for people with auditory impairments. Approximately nine years prior, the HACC agreed to add 80 UFAS units to its inventory; however, with Rental Assistance Demonstration (RAD) funding, the number of UFAS units created was nearly double the goal.

The units are located throughout the Northern and Southern parts of Cook County. The second biggest group of voucher holders are persons with disabilities this includes both physical and cognitive disabilities.

Persons with disabilities require a variety of services including transportation, and in some cases, they are in need of mental health-related services. Because of these needs, some tenants may require the assistance of the resident services department to assist applicants and residents in obtaining the services that they may need in order to remain independent in their communities.

In the case of the Housing Choice Voucher program, this may require assisting tenants in linking up with support services that can help them find safe, affordable, and accessible housing. This requires continually educating landlords about the Housing Choice Voucher program and the need for accessible housing.

Federal and State laws compel all governmental agencies, including units of local government receiving federal funds, to establish and maintain services for persons with disabilities.
How do these needs compare to the housing needs of the population at large

Affordable Housing Recipients are admitted to the HACC’s Low-Income Public Housing Program (LIPH) and Housing Choice Voucher program (“Section 8”) after filing an application for benefits, awaiting an opportunity via a waitlist system, and ultimately following establishment of financial need. These residents include seniors, persons with disabilities (both physical and cognitive), veterans, and families at risk of homelessness. According to the report by the Senate Committee on Health, Education, Pension, and Welfare entitled *Fulfilling the promise, overcoming persistent barriers to economic self-sufficiency for people with disabilities*, one of the biggest obstacles toward self-sufficiency for persons with disabilities is the lack of available, affordable housing for persons with disabilities. Because of this issue, those who want to remain independent are often unable to do so without strong community support. This includes ensuring that tenants have access to reliable transportation as well as the ability to enjoy all of the amenities that the various communities have to offer.

Tenants who do not have disabilities are often better able to access basic services such as transportation and also have an easier time navigating through the needs of everyday life.

As a result, the HACC must expand its outreach efforts to serve individuals with disabilities and to create a sufficient number of accessible units to meet the needs of this continually growing population. In addition, Universal Design has been a topic of conversation in Skokie, including focus groups, local boards and commissions, and staff level.

**Discussion**

Per HACC and HUD Office of Public and Indian Housing (PIH) data, White and Black/African American residents are the two races, and Not Hispanic residents is the ethnicity, that are most assisted with the Housing Choice Voucher Program County-wide.

The racial makeup of Cook County’s Housing Choice Voucher program is 16.7% White, 82.7% Black/African American, 0.3% Asian, 0.1% American Indian/Alaska Native, 0.1% Pacific Islander, and 0.0% Other, which is no change since the PY15-19 Consolidated Plan.

The ethnic makeup of Cook County’s Housing Choice Voucher program is 2.7% Hispanic and 97.3% Not Hispanic.
**NA-40 Homeless Needs Assessment – 91.205(c)**

**Introduction**

Skokie staff is aware of only a few visible homeless individuals per year, and they are transient in nature. Several homeless individuals visit the Village's Human Services Division each year, requesting care packages that include some food and hygiene items. The official homeless population count in Skokie is 3 homeless individuals. There are an additional 5 individuals experiencing homelessness who have been seen in Skokie in the past year.

Homeless data was provided by the Alliance to End Homelessness in Suburban Cook County, including during a sheltered and unsheltered Point in Time (PIT) count conducted in 2019.

Suburban Cook County-wide, the majority of sheltered and unsheltered homeless are White, Black/African-American, and/or Not Hispanic. Persons in households with adult(s) and child(ren) and persons in households with only adult(s) primarily make up the homeless population. One child-only household was found during the PIT count in 2019.

Since there are 134 suburban municipalities in Cook County and an estimated 126 unsheltered homeless in 2019, there are 0.94 unsheltered homeless persons on average per Cook County suburban community.

*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)*

**Chronically Homeless**

Persons in adult-only households comprised 51% of the sheltered and 83% of the unsheltered PIT count. Approximately 26% of these households were able to exit homelessness.

The estimated number of days households or persons experienced homelessness was 2.4 to 5.4 months.

An estimated 207 veterans, 383 unaccompanied youth, and 25 persons with HIV experience homelessness each year.

One individual spent part of 2018 in Downtown Skokie. Human Services, with support from Connections for the Homeless and the coordinated entry system through AHAND, successfully rehoused that individual with permanent supportive housing. The process took nine months from the point of vulnerability assessment until housing was secured.

There are six other individuals who chronically experience homelessness, and with whom Human Services staff are in contact with varying regularity. Mental health and substance abuse vulnerabilities are barriers to successfully including them in the coordinated entry system.
In August 2019, Human Services staff joined the Skokie Police Department, Lincolnwood Police Department, and Chicago's 50th Ward, in partnership with the Chicago DFSS (Department of Family Support Services)/Homeless Outreach and Prevention Unit, met with 7 individuals experiencing Homelessness along the North Shore Channel in Skokie. With their mobile unit, the team met individuals daily for one week in the area, transporting them to their unit in order to provide assessments and care. Four individuals accepted shelter and others were assessed for vulnerability and added to the coordinated entry system for re-housing.

**Families with Children and Veterans and their Families**
Persons in households with adults and children comprised of 35% of the sheltered and 0% of the unsheltered PIT count. Approximately 91% of these persons were able to exit homelessness. Staff is aware that there may be families, veterans, or other types of households who are living with extended family or friends, resulting in an invisible homeless population that has temporary shelter.

There are approximately 207 veteran homeless individuals in Suburban Cook County who may also have one or more disability.

**Unaccompanied Youth**
One child-only household was discovered during the PIT count; however, there are an estimated 100 children who experience homelessness each year.
The Harbour in Park Ridge provides shelter to homeless and runaway youth, and there are a handful of Skokie youth to whom they provide shelter for hundreds of nights of care each year.

**Summary**
Skokie staff is aware of only a few visible homeless individuals per year, and they are transient in nature. Several homeless individuals visit the Village’s Human Services Division each year, requesting care packages that include some food and hygiene items. The official homeless population count, in Skokie is 3 homeless individuals. There are an additional 5-6 individuals experiencing homelessness who have been seen in Skokie in the past year. Mental health and substance abuse vulnerabilities tend to be barriers to helping these individuals obtain permanent housing solutions.

The Human Services Division staff works with outreach staff of Connections for the Homeless and Family Promise to offer temporary shelter when it is desired. In addition, we provide the toll-free Suburban Cook Call Center number to all who are seeking supportive and affordable housing. Use of the call center not only supports the coordinated entry data collection in North Suburban Cook but also connects callers with a local organization ready to provide assistance. Human Services partners with those organizations to offer emergency assistance. Human Services can be contacted by any sheltered or unsheltered homeless person to find other resources to help them take the next step(s) toward permanent housing.

There are more households becoming homeless each year than those resolving homelessness, so it could be concluded that the homeless population may continue to grow.
### Suburban Cook County

#### Population (updated December 2019)

<table>
<thead>
<tr>
<th>Category</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Estimated # experiencing homelessness each year</th>
<th>Estimated # becoming homeless each year</th>
<th>Estimated # exiting homelessness each year</th>
<th>Estimated # of days persons experience homelessness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons in households with adult(s) and child(ren)</td>
<td>324</td>
<td>0</td>
<td>591</td>
<td>438</td>
<td>540</td>
<td>163</td>
</tr>
<tr>
<td>Persons in households with only children</td>
<td>1</td>
<td>0</td>
<td>100</td>
<td>23</td>
<td>29</td>
<td>NA</td>
</tr>
<tr>
<td>Persons in households with only adults</td>
<td>467</td>
<td>105</td>
<td>2,272</td>
<td>1,192</td>
<td>582</td>
<td>74</td>
</tr>
<tr>
<td>Chronically homeless individuals</td>
<td>121</td>
<td>21</td>
<td>494</td>
<td>108</td>
<td>74</td>
<td>74</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>913</strong></td>
<td><strong>126</strong></td>
<td><strong>3,457</strong></td>
<td><strong>1,653</strong></td>
<td><strong>1,259</strong></td>
<td><strong>170</strong></td>
</tr>
</tbody>
</table>

#### Chronically homeless families
- Veterans: 38, 5, 207, 120, 212, 131
- Unaccompanied youth: 53, 4, 383, 300, 29
- Severely mentally ill: 38, 23
- Chronic substance abuse: 9, 23
- Domestic violence victims: 105, 4
- Persons with HIV: 4, 0, 25
- Any disability: 477

*Source: 2019 Point in Time Count
Estimates based on Oct 2018-Sep 2019 data

#### By Race

<table>
<thead>
<tr>
<th>Race</th>
<th>Sheltered</th>
<th>Unsheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>299</td>
<td>60</td>
</tr>
<tr>
<td>Black or African American</td>
<td>457</td>
<td>42</td>
</tr>
<tr>
<td>Asian</td>
<td>13</td>
<td>0</td>
</tr>
<tr>
<td>American Indian or Alaska Native</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Multiple Races</td>
<td>19</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>792</strong></td>
<td><strong>105</strong></td>
</tr>
</tbody>
</table>

By Race
- Unsheltered: 17%, 8%, 0%
- Unsheltered: 17%, 8%, 0%
- Unsheltered: 17%, 8%, 0%

#### By Ethnicity

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Sheltered</th>
<th>Unsheltered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic/Latino</td>
<td>107</td>
<td>14</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>685</td>
<td>91</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>792</strong></td>
<td><strong>105</strong></td>
</tr>
</tbody>
</table>

By Ethnicity
- Unsheltered: 12%
- Unsheltered: 12%
- Unsheltered: 12%

*Source: Homeless Management Information System (HMIS)

Alternate Data Source: Alliance to End Homelessness in Suburban Cook County
Nature and Extent of Homelessness: (Optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.
Data provided by the Alliance to End Homelessness in Suburban Cook County does not have Skokie-specific data; however, an estimated 591 households with adult(s) and child(ren) and 207 veterans experience homelessness each year. Considering 134 suburbs of Chicago in Cook County, there is an average of 4.4 households with adult(s) and child(ren), and 1.5 veterans that may experience homelessness each year in Skokie, which is roughly a 50% reduction from the 2013 PIT count.

Based on data from the 2019 PIT, of the total 897 (792 sheltered + 105 unsheltered) homeless persons counted in suburban Cook County, 40% were White, 56% were Black/African American, 2% were multiple races, and none were American Indian/Alaska Native or Pacific Islander. In addition, 13% were Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.
Skokie staff is aware of only a few visible homeless individuals per year, and they are transient in nature. Several homeless individuals visit the Village’s Human Services Division each year, requesting care packages that include some food and hygiene items. The official homeless population count, in Skokie is 3 homeless individuals. There are an additional 5-6 individuals experiencing homelessness who have been seen in Skokie in the past year. Mental health and substance abuse vulnerabilities tend to be barriers to helping these individuals obtain permanent housing solutions.

The Human Services Division staff works with outreach staff of Connections for the Homeless and Family Promise to offer temporary shelter when it is desired. In addition, we provide the toll-free Suburban Cook Call Center number to all who are seeking supportive and affordable housing. Use of the call center not only supports the coordinated entry data collection in North Suburban Cook but also connects callers with a local organization ready to provide assistance. Human Services partners with those organizations to offer emergency assistance. Human Services can be contacted by any sheltered or unsheltered homeless person to find other resources to help them take the next step(s) toward permanent housing.

Discussion
The Human Services Division staff will continue to prepare and make available care packages for the homeless individuals who are visible on the street, who drop by Human Services, or who are seen by Skokie’s Public Safety or Public Works personnel. The Homeless Protocol will also be followed:

Introduction
The Village of Skokie is committed to lending support to those who are homeless. This Homeless Protocol has been developed to help ensure that homeless individuals are treated respectfully and appropriately and are not discriminated against on the basis of their current circumstance. This protocol aims to assist homeless people to receive services as they need, or request them. It is important that Village employees provide consistent service when responding to the issue of homelessness.

The purpose of establishing a protocol is to provide guidelines for the interactions between Village employees and homeless people in public places. The Village of Skokie acknowledges that, like all other members of the public, homeless people have the right to be in public spaces and to participate in public events while at the same time respects the right of local communities to safe and peaceful environments.
Instructions
If a homeless person seeks assistance from an employee of the Village of Skokie, such as looking for shelter information, or other information pertaining to help, that person can be directed to the Village of Skokie’s Human Services Division. The Human Services Division will provide information on shelters, a care package* and other services during regular business hours, 8:30 a.m. – 5:00 p.m.

Should a homeless person seek assistance after regular business hours, public safety personnel are equipped to respond. Human Services provides the Police Department with homeless care packages complete with information on shelters.

When possible, the Police Department may provide transportation to the nearest Chicago Police Station or hospital, where the homeless person can request transport to a city shelter. There may be a two-plus hour wait for the Chicago police transportation.

* Care packages may include, but are not limited to: one $5 McDonald’s gift certificate, one bar of soap, one toothbrush and small tube of toothpaste, deodorant, shampoo, one pair of socks, and a list of area resources, including shelters.
**NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

**Introduction**
Non-homeless special needs populations consist of persons who are not homeless but require assistance and supportive housing, including the elderly and frail elderly, persons with disabilities, persons with addictions, persons with HIV/AIDS and their families, and victims of domestic violence.

**Describe the characteristics of special needs populations in your community**
According to [www.census.gov](http://www.census.gov), the types of disabilities among workers in 2017:

- Ambulatory
- Hearing
- Cognitive
- Vision
- Independent living
- Self-care

Although the poverty rate of disabled Skokie residents in 2017 is lower than Illinois as a whole, the disability rates among poor Skokie residents exceed that of non-poor Skokie residents and poor Illinois as a whole. According to [www.city-data.com](http://www.city-data.com), 25.6% of poor Skokie males and 30.6% of poor Skokie females are disabled; however, only 18.0% of non-poor Skokie males and 17.6% of non-poor Skokie females are disabled.

The renting rate for Skokie residents below poverty level are 2.5 times that Skokie residents above poverty level.

What are the housing and supportive service needs of these populations and how are these needs determined?
The housing and supportive service needs of the non-homeless special needs population is necessary, as more and more youth aging out of the State support system.

Skokie is the largest host to congregate living facilities in the North Shore.

In summer 2014, defined terms, permitted versus special use classifications, licensing requirements, occupancy limits, facility spacing and density, sponsoring agency requirements, property ownership versus rental, occupant qualification criteria, etc. were studied by obtaining three community surveys from the Northwest Municipal Conference (NWMC) regarding congregate living facilities, an internet search of other community ordinances, a review of State regulations of community integrated living arrangement (CILA) facilities, and interviews with three of the major facility operators in the Village. The surveys conducted by the NVMC reveal that most communities have similar requirements to Skokie. The State of Illinois, and now Skokie, regulations require that facilities be separated by 800 feet.

The Village does not have significant property standards complaints about the condition or the residents of congregate living facilities. In addition, there does not appear to be any adverse impact economically on the residential neighborhoods of the Village at this time. Skokie, as a community, has embraced the concept of congregate living facilities.

Staff consulted with Planning Communications, a consultant and advocate in the area of congregate living facility regulation. A review of the Village ordinance indicates that it is in substantial compliance with the intent of the Fair Housing Amendment Act of 1988 and State regulations, while most other communities’ regulations do not.

Skokie has 42 congregate living units currently in use, which are significantly more facilities than any other municipality in the area. As a point of reference, the municipality ranking second, Niles, has a mere 12 units. As most communities do not vary greatly in their regulations, code restrictions do not seem to be a major factor in determining where these facilities locate. A point worth noting is that may skew some of the figures is that in many municipalities, a facility with four or fewer residents is considered a family and is therefore not licensed or included in an official count of such facilities. Skokie includes all congregate living facilities in its census.

The location of the sponsoring agency’s administrative offices may be a significant factor in facility location. Staff interviewed the operators of Diane Home Care, Search, and Orchard Village, the three providers with the most congregate living facilities in the Village. All three agencies indicated that the primary reason for locating homes in Skokie was that the units are close to their administrative offices, and the Village has the needed support facilities and public transportation services. They indicated that it is difficult to maintain and supervise facilities that are not clustered in one area and several agencies have closed facilities in other communities for this reason. As the State has placed an emphasis on the development of smaller facilities, Skokie’s ranch homes are ideal for this purpose; however, all three agencies indicated that they felt that Skokie was becoming saturated with facilities, and that they were not looking at additional units at this time.

The survey also revealed that other communities, like Skokie, do not require congregate living facilities to be owner-occupied, do not require criminal background checks of residents or staff, and do not make a distinction between nonprofit and for-profit facility operators. Unlike other communities, however, Skokie does not require that all facilities be sponsored by a State licensed operator. Our code allows an operator that is not State-licensed to obtain an operating permit, provided that the facility obtains a special use permit.
The Legal and Community Development Departments reviewed the Village's Zoning Chapter regulations regarding congregate living facilities. Based on this review, the definition and regulations have been determined to be in substantial compliance with State requirements and provide proper regulation of such facilities. Since the PY15-19 Consolidated Plan, the Village Code was updated to include:

- Facilities not to be allowed on the first floor in a mixed-use district.
- The number of bedrooms in a permitted use facility to be reduced from 5 to 4. This will bring the Village ordinance into compliance with the State regulations that allow a maximum of 8 persons in a facility (any facility with more than 4 bedrooms would be subject to site plan approval through a Plan Commission and Village Board review process).
- The spacing in all zoning districts be increased to 800 feet between facilities to comply with State regulations.
- When an agency is not the owner of the property, the agency is responsible for the maintenance and management of the facility.

In May 2015, an Ordinance was approved, amending the Zoning Chapter regarding congregate living facilities.

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

According to the January 2019 Illinois HIV/AIDS Monthly Surveillance Update report, as of January 31, 2019, there were 33 non-AIDS HIV and 40 AIDS residents living in Skokie, 27 HIV cumulative HIV incident cases diagnosed since 2012, and 17 AIDS cumulative cases diagnosed since 2012, as reported by the Skokie Health Department.

Discussion

There are an estimated 42 Community Integrated Living Arrangement (CILA) or group home facilities in Skokie, including those operated by Search, Orchard Village, and SHORE Community Services. All three organizations also provide services beyond living facilities.

Special needs groups with high priority housing needs within Skokie include elderly and frail elderly persons, and developmentally disabled persons. Along with low incomes and housing-related issues such as a high housing cost burden and accessibility, these special needs populations struggle for a decent quality of life that includes basic necessities, adequate food, and medical care.
NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities
Street and alley resurfacing in low/moderate-income neighborhoods, and public sidewalk repair or replacement for low/moderate-income households, will continue to be a high priority for the next five years.

Much of Skokie’s infrastructure was constructed in the 1920’s in anticipation of major growth; however, The Great Depression ensued, and much of the infrastructure went unused or underutilized until significant growth occurred again in the 1950’s and 1960’s. Significant investment in the coming years is needed Village-wide, including low/moderate-income neighborhoods. Continuing to invest in street resurfacing in these neighborhoods will enable the Village to invest other funds into aging infrastructure elsewhere in the community.

Although generally a low-cost item, public sidewalk repair or replacement remains a high priority for low/moderate-income households who are responsible for paying for ½ of the sidewalk replacement costs. Utilizing CDBG funds toward this effort lessens the housing cost burden for these households, allowing residents, including seniors and families, an opportunity to remain in their homes.

How were these needs determined?
Skokie’s needs for public facilities and infrastructure were determined through input from the Engineering Division, Department of Community Development, and Manager’s Office staff. The focus will remain on Low/Moderate-Income Areas (LMAs) with ≥51% low/moderate-income residents and condition of the infrastructure.

Describe the jurisdiction’s need for Public Improvements
As mentioned earlier, much of Skokie’s infrastructure was constructed in the 1920’s, and the Village needs to keep pace with maintenance and upgrades, and minimize costly unplanned repairs.

How were these needs determined?
Skokie’s needs for capital improvements are determined primarily by the Department of Public Works and Engineering Division staff. A five-year Capital Improvement Program (CIP) is reviewed annually and updated as needed.

Describe the jurisdiction’s need for Public Services
There is a high demand for public services in Skokie, as evidenced by the data provided by CDBG grant recipients each year. General counseling and referrals, financial literacy, developmentally and physically disabled programming, health care, substance abuse, abused children and non-offending family members, homeless and runaway youth, seniors aging-in-place, and youth programming are the services that have been funded within the past five years or more. As confirmed during the public participation process, a focus on dental care for seniors and the developmentally disabled remains at the forefront of service needs, as Medicaid does not fund dental services, and employment services/job training need to be addressed with community efforts and/or CDBG funds.

How were these needs determined?
Public services needs were determined through past program administration activities and during the most recent public participation process. Almost all applicants provide services that are not only eligible for CDBG funds, but the costs that they incur providing services to Skokie residents are many times over the Village’s CDBG contribution.
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview
Skokie is participating in the Regional Assessment of Fair Housing (AFH) lead by the Cook County Bureau of Economic Development. Although the report will be complete after the commencement of Skokie’s PY20-24 Consolidated Plan and PY20 Action Plan, this analysis incorporates data and analyses to-date. Should significant changes be identified in the final AFH, a substantial amendment will address the changes later in 2020.

According to the 2010-2014 ACS, the median household income for Skokie was $66,586, which would result in a maximum monthly housing cost of $1,665 (30% of income) and transportation cost of $832 (15% of income). The actual owner cost with a mortgage was $2,198, resulting in a housing cost share of 40% of household income, above the 30% threshold. The median monthly contract rent cost was $1,123, resulting in a housing cost share of 20% of household income, below the 30% threshold. Assuming 1.6 vehicles per household based on ACS data, and an average annual cost of $8,469\(^2\) to own a vehicle, the monthly transportation costs for a Skokie household would be $1,129, resulting in transportation cost share of 20%, above the 15% transportation threshold.

The high cost of housing in Skokie and the Chicago area continues to be a barrier to securing stable housing for low/moderate-income residents. Skokie is a fully-developed community with little vacant land, so growth must be achieved through redevelopment and increased densities. The housing market grew since 2000, even with the recession that began in 2008. Most of the residential growth came in the form of a 700-unit condominium building along the I-94 Corridor. Skokie was greatly impacted by the foreclosure crisis, having one of the highest foreclosure rates in the North Shore suburbs. The foreclosure rate has greatly decreased and new residential developments are under construction.

Unemployment, underemployment, and the high cost of living are factors that contribute to the struggles of low/moderate-income residents.

\(^2\) https://newsroom.aaa.com/tag/cost-to-own-a-vehicle/
MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction
Skokie’s housing composition is over 60% single-family and almost 40% multi-family residential. The proportion of multi-family residential is higher in Skokie than in Illinois (36%) and the United States (33%).

All residential properties by number of units

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit detached structure</td>
<td>13,665</td>
<td>56%</td>
</tr>
<tr>
<td>1-unit, attached structure</td>
<td>1,265</td>
<td>5%</td>
</tr>
<tr>
<td>2-4 units</td>
<td>3,535</td>
<td>14%</td>
</tr>
<tr>
<td>5-19 units</td>
<td>2,175</td>
<td>9%</td>
</tr>
<tr>
<td>20 or more units</td>
<td>3,935</td>
<td>16%</td>
</tr>
<tr>
<td>Mobile Home, boat, RV, van, etc.</td>
<td>20</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>24,595</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Table 26 – Residential Properties by Unit Number
Data Source: 2011-2015 ACS Data

Unit Size by Tenure

<table>
<thead>
<tr>
<th>Owners</th>
<th>Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>No bedroom</td>
<td>10</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>570</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>4,090</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>12,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,670</strong></td>
</tr>
</tbody>
</table>

Table 27 – Unit Size by Tenure
Data Source: 2011-2015 ACS Data

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

Housing units that are subsidized with federal, state, or local funds are available in Skokie. There are 126 public housing units for low/moderate-income elderly and disabled households (currently with a closed wait list), 246 project-based vouchers, and 23 units for low/moderate-income households operated by a local organization. Finally, there are Housing Choice Vouchers, Community Integrated Living Arrangement (CILA) housing, transitional housing, and assisted living facilities in Skokie.

Affordable living options in Skokie include the Village Center (150 units) and the Krasnow Residence (48 units) with one-bedroom and studio apartments for households with the head of household of age 62 years or older.

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

The Village does not anticipate losing any existing units from the affordable housing inventory. The only fluctuation anticipated is the Housing Choice Voucher holders who choose to move to a different community.
Does the availability of housing units meet the needs of the population?
Skokie has a variety of housing types, detached single-family (54%), attached single-family/townhouses (5%), two- to four-unit multi-family (15%), five- to nine-unit multi-family (6%), and 10 or more-unit multi-family (20%). Although the sizes either meet or potentially meet the needs of a variety of household types, over 19% of Skokie households have a housing cost burden and almost 19% of Skokie households have a severe housing cost burden, spending more than 30% and 50% of their incomes on housing costs, respectively, indicating the need for more affordable housing, employment, and/or job training opportunities. Affordable housing in a range of sizes is needed to accommodate small, medium, and large households.

Describe the need for specific types of housing
During focus group meetings and AFH workshops, the need for a variety of unit sizes to accommodate a variety of household sizes, including larger rental units for families; unfortunately, market conditions make it difficult to develop affordable one- and two-bedroom units, let alone units with three or more units.

There is a desire to attract the Millennial generation to Skokie and accommodate the Baby Boomer generation’s future desire to downsize and stay in Skokie, so the needs of all generations need to be considered for future development, downsizing, and starter homes, while balancing market- and affordable-rate units.

An increase in accessibility, including Universal Design Standards, for persons with disabilities should be pursued for existing and new development.

CILAs are a necessary element of Skokie’s housing stock. Existing group homes must be maintained and new group homes can be created with the Village’s existing housing stock within the parameters of Village and State regulations.

Discussion
According to HUD’s State of the Cities Data System (http://socds.huduser.org/permits/index.html), Skokie issued building permits for 388 single-family units and 1,465 multi-family units, for a total of 1,853 new units between 2001 and 2019.

The greatest increase was in Census Tract 8069, where a new 770-unit, market-rate development was constructed along the west side of the I-94 Corridor between Golf and Old Orchard Roads.

The number of single-family and multi-family units are on the rise, with permits issued for 206 units in 2019, the largest number of new units scheduled to be constructed since 2005.
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction
From 2009 to 2015, the median home values in Skokie decreased; however, the rent values increased. The 2015 Skokie median home value was $278,600 (down 24% from $364,800 in 2009), and the 2015 median contract rent value was $1,001 per month (up 11% from $898 in 2009).

The economic downturn produced an increase in foreclosure filings, and the Community Development Department has been tracking foreclosed property sales since 2007. Based on the information received from the foreclosure reporting service, thousands of properties are in or have gone through the foreclosure process, including the sale of 1,134 foreclosed Skokie residential buildings.

Per the Affordable Housing Online website, HUD establishes a Fair Market Rent (FMR) each year for each Metropolitan Statistical Area in the country. This rent standard is used to establish payment limits for Section 8 Housing Choice Vouchers, maximum rents in HOME financed rental projects, and initial or renewal rents for Section 8 project-based assistance. The FMR is largely a statistical derivative of the U.S. Census Bureau's ACS five-year estimates for 2-bedroom median rents. In general, a Skokie landlord with a 2-bedroom apartment available to rent, would not receive more than $1,248/month.

Cost of Housing

<table>
<thead>
<tr>
<th></th>
<th>Base Year: 2009</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>364,800</td>
<td>278,600</td>
<td>(24%)</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>898</td>
<td>1,001</td>
<td>11%</td>
</tr>
</tbody>
</table>

Table 28 – Cost of Housing
Data Source: 2005-2009 ACS (Base Year), 2011-2015 (Most Recent Year)

Rent Paid

<table>
<thead>
<tr>
<th>Rent Paid</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $500</td>
<td>770</td>
<td>12.6%</td>
</tr>
<tr>
<td>$500-999</td>
<td>2,380</td>
<td>39.0%</td>
</tr>
<tr>
<td>$1,000-1,499</td>
<td>2,180</td>
<td>35.7%</td>
</tr>
<tr>
<td>$1,500-1,999</td>
<td>515</td>
<td>8.4%</td>
</tr>
<tr>
<td>$2,000 or more</td>
<td>270</td>
<td>4.4%</td>
</tr>
<tr>
<td>Total</td>
<td>6,115</td>
<td>100.1%</td>
</tr>
</tbody>
</table>

Table 29 - Rent Paid
Data Source: 2011-2015 ACS

Housing Affordability

<table>
<thead>
<tr>
<th>% Units affordable to Households earning</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% HAMFI</td>
<td>550</td>
<td>No Data</td>
</tr>
<tr>
<td>50% HAMFI</td>
<td>865</td>
<td>695</td>
</tr>
<tr>
<td>80% HAMFI</td>
<td>3,960</td>
<td>2,495</td>
</tr>
<tr>
<td>100% HAMFI</td>
<td>No Data</td>
<td>5,120</td>
</tr>
<tr>
<td>Total</td>
<td>5,375</td>
<td>8,210</td>
</tr>
</tbody>
</table>

Table 30 – Housing Affordability
Data Source: 2011-2015 CHAS
**Table 31 – Monthly Rent**

<table>
<thead>
<tr>
<th></th>
<th>Efficiency (no bedroom)</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fair Market Rent</strong></td>
<td>$956</td>
<td>$1,076</td>
<td>$1,248</td>
<td>$1,585</td>
<td>$1,888</td>
</tr>
<tr>
<td><strong>High HOME Rent</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Low HOME Rent</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Alternate Data Source: FY2020


**Is there sufficient housing for households at all income levels?**

Skokie has an ample supply of housing for households that are not low/moderate-income. Recent developments, including a 770-unit condominium development along the I-94 Corridor near the Westfield Old Orchard Shopping Center which completed construction in 2010, offer market rate units. As of December 2018, Skokie’s affordable housing supply, as calculated by the Illinois Housing Development Authority (IHDA) is now 19.9% of the total housing units. This percentage is based on the 2012-2016 ACS five-year estimate data and exceeds the minimum 10% affordability threshold of the Illinois Affordable Housing Planning and Appeal Act (AHPAA).

The high cost of development and the economic downturn a decade ago has made it difficult for developers to construct market rate residential or mixed-use developments, let alone incorporating affordable units into such developments. Although there is documented demand for market or even higher-end residential rental units, such projects have been stymied largely due to the costs for such projects when matched with projected rents. Developers have been unable to produce the returns on equity or margins demanded by financial institutions to enable these types of projects to proceed. The lack of any sizeable luxury rental project being constructed within the Village in the past 30-40 years has produced no comparable developments on which to base a market analysis to obtain financial backing for future developments. This has been a problem in Skokie for several years now as the Village has sought such developments for various locations throughout the community. In addition, Skokie’s financial incentives to induce these types of developments are limited as the incremental growth in the existing Tax Increment Finance (TIF) districts has been declining in recent years due to reductions in overall assessed values, vacancies and appeals on the part of local property owners, and lack of private sector investment during and post-recession. In 2019, new developments in Skokie are underway; however, they are market rate and/or high-end developments that include financial subsidies from the Village.

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

From 2009 to 2015, Skokie’s median home values decreased 24% from $364,800 to $278,600, and the median contract rents increased 11% from $898 to $1,001 during that same time period. The home values likely decreased due to the Great Recession. The contract rents likely increased due to the increased demand for rental units by households who could no longer afford or qualify for a mortgage, and landlords improving properties and increasing rents. When factoring inflation, $898 in 2009 dollars are $1,013 in 2015 dollars; therefore, the contract rent values did not outpace inflation.

It is likely that housing affordability will continue to decrease in Skokie unless other factors such as living wage, mixed-income development, and reinvestment in existing modest housing opportunities arise.

**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 2011-2015 ACS median contract rent in Skokie was $1,001, which was between the FY2020 Fair Market Rents (FMR) for an efficiency ($956/month) and a one-bedroom ($1,076/month) apartment in Cook County. A household with an income of 60% of the area median income ($66,999) can afford an efficiency apartment ($1,005/month); however, households seeking at least one bedroom, including households with children seeking at least three bedrooms, would either be housing cost burdened or priced out of Skokie.
Skokie will continue to encourage the development of affordable housing; however, CDBG funding cannot be used for the development of such units. Assistance with property acquisition might be possible, as long as program requirements are met. Skokie will continue to assist existing homeowners with repair and maintenance of their homes, continuing to make the home affordable for the short-term and possibly for the long-term.

**Discussion**
Between 2000 and 2014, the Skokie median house price grew 28.92% and median household income increased 16.05%. Skokie’s median house price was outpaced by the State of Illinois (34.33%) and the U.S. (46.91%), and Skokie’s median household income was outpaced by the State of Illinois (22.70%) and the U.S. (27.36%). Since Skokie’s median house price growth outpaced Skokie’s median household income, Skokie is relatively less affordable than it was in 2000.

Incomes with decreased purchasing power and the decline of affordable rental units are factors in the increased housing cost burdens in Skokie.

The FY2020 Fair Market Rent (FMR) is prepared by the Economic Market Analysis Division (EMAD) of HUD. The calculation factors in 2013-2017 ACS data. A two-bedroom apartment in Cook County was $1,248/month. A Skokie household would need to earn $49,920/year (or $4,160/month, or $24/hour for a 40-hour work week) to rent an apartment at 30% of household income without being cost burdened.

The 2010-2014 median house price for an owner-occupied home in Skokie was $280,400. Utilizing a rule of thumb of three times the annual gross salaries of a household (without considering other debts), the household income would need to be $93,467 to afford such a house. Skokie’s median household income of $66,586 would only afford a $199,758 house.

The addition of utilities, property taxes, and other housing costs, such as home maintenance and repair, can prevent households from homeownership. Seniors with fixed incomes and the unemployed/underemployed are the most negatively impacted.
**MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

**Introduction**

Skokie’s housing market analysis discusses the condition of the housing stock within the Village. Housing units are considered substandard if they have one or more of the following conditions:

- Lack of complete plumbing facilities
- Lack of complete kitchen facilities
- More than one person per room
- A housing cost burden >30%

Skokie was largely developed prior to 1980 (88% of owner-occupied units and 81% renter-occupied units) and prior to the lead-based paint (LBP) ban. In addition, 3% of owner-occupied units and 6% of renter-occupied units built prior to 1980 are occupied by households with children present. According to the U.S. Centers for Disease Control and Prevention (www.cdc.gov), LBP and lead contaminated dust are the most hazardous sources of lead for children in the United States. The removal of lead hazards from the environment before a child is exposed is the most effective way to ensure that children do not experience harmful long-term effects of lead exposure. LBPs were banned for use in housing in 1978 and houses built before 1978 likely contain some LBP. The deterioration of LBP causes problems. In the U.S., approximately 24 million housing units have deteriorated LBP and elevated levels of lead-contaminated dust, and more than 4 million (or 16.7%) of these housing units are homes to one or more young children.

**Definitions**

The Village of Skokie Building, Zoning, and Property Standards Division enforces the International Property Maintenance Code, 2012 Edition, plus amendments. The number of code violations is used to identify deteriorated and deteriorating properties. A property with 0-5 minor code violations is considered to meet minimum standards. A property with more than 10 code violations is considered to be deteriorating. A property with serious life safety and/or health violations impacting habitability requires an assessment on occupancy and a structural review to determine if a building should be demolished.

**Condition of Units**

<table>
<thead>
<tr>
<th>Condition of Units</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>With one selected Condition</td>
<td>5,955</td>
<td>36%</td>
</tr>
<tr>
<td>With two selected Conditions</td>
<td>245</td>
<td>1%</td>
</tr>
<tr>
<td>With three selected Conditions</td>
<td>8</td>
<td>0%</td>
</tr>
<tr>
<td>With four selected Conditions</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>No selected Conditions</td>
<td>10,470</td>
<td>63%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,678</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Table 32 - Condition of Units**

**Data Source:** 2011-2015 ACS Data
Year Unit Built

<table>
<thead>
<tr>
<th>Year Unit Built</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>2000 or later</td>
<td>999</td>
<td>6%</td>
</tr>
<tr>
<td>1980-1999</td>
<td>970</td>
<td>6%</td>
</tr>
<tr>
<td>1950-1979</td>
<td>11,840</td>
<td>71%</td>
</tr>
<tr>
<td>Before 1950</td>
<td>2,855</td>
<td>17%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,664</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Table 33 – Year Unit Built
Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

<table>
<thead>
<tr>
<th>Risk of Lead-Based Paint (LBP) Hazard</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Total Number of Units Built Before 1980</td>
<td>14,695</td>
<td>88%</td>
</tr>
<tr>
<td>Housing Units built before 1980 with children present</td>
<td>525</td>
<td>3%</td>
</tr>
</tbody>
</table>

Table 34 – Risk of Lead-Based Paint
Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

<table>
<thead>
<tr>
<th></th>
<th>Suitable for Rehabilitation</th>
<th>Not Suitable for Rehabilitation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Units</td>
<td>11</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>Abandoned Vacant Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>REO Properties</td>
<td>130</td>
<td>0</td>
<td>130</td>
</tr>
<tr>
<td>Abandoned REO Properties</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 35 - Vacant Units
Data Source: Village of Skokie Building, Zoning, and Property Standards Division, 2014

Need for Owner and Rental Rehabilitation
Owner-occupied residential properties are subject to exterior inspections and cited for code violations on an as-needed basis. Renter-occupied residential properties are inspected on a routine basis to ensure safe and sanitary housing for Skokie residents. Properties with violations are cited and then re-inspected to ensure corrections are made in a timely manner. The Building, Zoning, and Property Standards practices are vital to maintain the quality of owner- and renter-occupied housing.

Skokie does not have concentrations of deteriorating housing; however, there are clusters of townhouses and/or multifamily buildings that would benefit from minimal to moderate reinvestment, including energy-efficiency and safety upgrades, with an added benefit of a more attractive neighborhood appearance.

Low/moderate-income homeowners could be eligible for the Village’s CDBG-funded Home Improvement Program, where funding can be used to make necessary improvements or maintenance activities to owner-occupied homes. Grant funding is available to households with ≤80% AMI. The Home Improvement Program has been in existence since 1983.

Residents with physical limitations may have difficulty navigating their homes and/or finding a place to live that can accommodate their needs. Universal Design improvements can create a suitable living environment for the building’s owner- and renter-occupied units.
Aging-Accessible Homes

How many of the 21.5 million homes with an adult age 65 and over have accessible features?

- **Kitchen features**
  - Wheelchair-accessible countertops: 54%
  - Wheelchair-accessible cabinets: 25%

- **Bedroom feature**
  - Both a bedroom and bathroom on the first floor: 60%

- **Bathroom features**
  - Handrails and grab bars: 83%
  - Built-in shower seat: 15%
  - Elevated toilet: 16%

**Access features**

- Extra-wide doorways and hallways: 13%
- Step-free entryway: 47%
- Access ramps: 2%

1 in 3 adults age 65 and over have trouble using some feature of their home.

**Older adults with a disability (Ages 65 and over)**

- Difficulty bathing or dressing
  - Women: 1%
  - Men: 7%
- Difficulty walking
  - Women: 26%
  - Men: 19%

**Disabled older adults without accessibility features in their homes (Ages 65 and over)**

- Older adults with difficulty using the bathroom
  - 70%
  - 21%
- Older adults with difficulty walking or climbing stairs
  - 25%
  - 74%

*Source: census.gov*
Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In May 2012, the Centers for Disease Control and Prevention (CDC), recommended that a BLL of 5 micrograms per deciliter be used “to identify children and environments associated with lead exposure hazards”. The prior level for response had been set at 10 micrograms per deciliter. In January 2019, the standard in Illinois was lowered from 10 to 5 micrograms per deciliter to assist families and health officials with taking action earlier to prevent future exposure to lead. The Village had not previously been identified as an area with a high risk of childhood lead poisoning. Until recently, there had been no children residing in Skokie with elevated BLLs caused by lead paint from housing.

In FY19, 11 children had lead poisoning in the Village, and Health Department nurses investigated the cause in each case. The top sources of childhood lead poisoning in Skokie are items manufactured in other countries such as cosmetics, spices and candies. Lead paint has also occasionally been the source. The State of Illinois provided grant funds to cover the cost of the nursing investigations, and to create pamphlets for parents about the risk in multiple languages. The pamphlets will be distributed to area pediatricians and obstetricians.

Although the number of children in Skokie receiving blood lead testing has quadrupled since the 1990s, the number of elevated childhood BLL tests has remained consistently low. Since Skokie has not previously been identified as a high-risk area, children who live in the Village need not have BLL tests performed by their healthcare provider unless they are on Medicaid, are entering nursery school or daycare, or their parents answer positively to the lead questionnaire.

Skokie is unique because it funds one of only seven State-certified municipal health departments in Illinois. The majority of municipalities in Illinois are served by county-level, State-certified health departments. The Illinois Department of Public Health reports all BLL tests performed on children who live in the Village each year to the Skokie Health Department. If a child’s BLL is above 5 micrograms per deciliter, in accordance with state law, the Health Department will send a nurse to investigate the potential cause of the elevated BLL. In conjunction with the nurse visit, the Health Department will request assistance from the Illinois Department of Public Health, which will send an environmental inspector to test the home for lead. Between 2012 and 2017, an average of 945 children per year were screened in the Village, and an average estimate of 19% of the children age 0 to 6 were tested each year. Detailed statistics on the children screened by healthcare providers serving children from Skokie are provided in the table below.

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Children Screened Ages 0-6</th>
<th>Percent of Elevated BLLs at 10 micrograms per deciliter</th>
<th>Percent of Elevated BLLs at 5 micrograms per deciliter</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>966</td>
<td>5.8</td>
<td>0.3</td>
</tr>
<tr>
<td>2013</td>
<td>913</td>
<td>6.9</td>
<td>0.3</td>
</tr>
<tr>
<td>2014</td>
<td>903</td>
<td>6.7</td>
<td>0.1</td>
</tr>
<tr>
<td>2015</td>
<td>902</td>
<td>0.1</td>
<td>1.6</td>
</tr>
<tr>
<td>2016</td>
<td>870</td>
<td>0.1</td>
<td>1.7</td>
</tr>
<tr>
<td>2017</td>
<td>1,118</td>
<td>0.4</td>
<td>1.4</td>
</tr>
<tr>
<td>Total</td>
<td>5,672</td>
<td>20.0</td>
<td>5.4</td>
</tr>
<tr>
<td>Average</td>
<td>945</td>
<td>3.3</td>
<td>0.9</td>
</tr>
</tbody>
</table>

Alternate Data Source: Illinois Department of Public Health – Illinois Lead Program Surveillance Database
http://www.dph.illinois.gov/topics-services/environmental-health-protection/lead-poisoning-prevention/childhood-surveillance

Over a six-year period from 2012 to 2017, according to the Illinois Department of Public Health data, 5,672 lead screening tests were administered to children in Skokie. There were 20.0 children with elevated BLLs (“cases”) at the 10 micrograms per deciliter level and 5.4 children with BLLs at the 5 micrograms per deciliter level, amounting to 0.44% of children tested having elevated BLLs. Most cases involved children who were foreign-born and had
recently moved to the Village, which is not surprising as 42% of the Skokie population is foreign-born. The majority of children were poisoned by the eyeliner known as “Kohl” or “Surma” which is applied to infants in certain immigrant communities. Kohl is a known source of childhood lead poisoning. Two other cases involved infants recently adopted from China. A non-foreign-born case involved a young child who was poisoned by sucking on an old toy provided by his grandfather. The LBP concerns in Skokie are minimal; however, it remains imperative that the Skokie Health Department continue to alert area physicians and Skokie parents about the potential lead hazards of Kohl, other products from foreign countries, old toys, and old windows with peeling paint.

[Elevated BLL matrix and map attached.]

The Village continues to monitor BLLs by performing the following activities:

- Continuing to receive BLL results from the Illinois Department of Public Health for children who live in Skokie, and respond as appropriate.
- Continuing to offer child BLL testing through the Skokie Health Department for families who have no other option.
- Providing information and educational materials to people who live in Skokie about lead-based paint and other lead hazards, through the Village newsletter, website, and other sources.
- Performing inspections for defective paint surfaces in all units constructed prior to 1979 as part of the Village’s Home Improvement Program.
- Performing lead-based paint inspections for rehab activities to be funded through CDBG where existing paint disturbance is likely for buildings built before 1979.
Skokie IL
Elevated Blood Lead Levels 2015-2019

Alternate Data Source: Skokie Health Department
Discussion
Staff works closely with the Illinois Health Department of Public Health to ensure that local policies and practices are coordinated on issues concerning LBP hazard reduction and remediation. The Skokie Health Department is committed to ongoing efforts to address lead-based paint hazards and lead poisoning prevention.

According to the Woodstock Institute 2008-2018 data (http://www.woodstockinst.org/content/foreclosure), the number of foreclosure filings in Skokie peaked in 2010 with 596 filings, and the number of completed auctions peaked in 2012 with 246 completions. Skokie’s foreclosure filings reached an all-time low in 2018 with 76 filings, and completed auctions reached an all-time low in 2017 with 33 completions.

In general, foreclosure filings and completed auctions are primarily single-family homes, followed by condominiums and multi-family buildings.

In January 2014, the Village Board of Trustees approved a Residential Rental Unit Standards and Neighborhood Integrity Ordinance. The purpose of the ordinance was to build relations between the Village and landlords of rental properties and to provide tools for landlords and provide additional trained staff from the Skokie Police Department, in collaboration with the Building, Zoning, and Property Standards Division, to marshal Village resources for the benefit of the neighborhoods.

- **Rental Unit Registration:** The ordinance requires that every residential rental unit must be registered prior to being offered for rent. Only rental units in condominium buildings with more than four units and owner-occupied units in rental buildings are exempt from the registration requirements. As of July 2019, approximately 4,800 units in 1,780 properties were registered.

- **Landlord Seminar:** The owner or operator of a rental unit applying for registration must successfully complete the Village Residential Rental Property Landlord Seminar within three months from the date of registration. These free, four-hour information/training seminars are held throughout the year. The seminars are held at the Skokie Police Department on weekdays, evenings, and Saturday mornings. Owners or operators are only required to attend one seminar; however, if a property is found to have numerous nuisance complaints or issues the property owner/operator may be required to attend an additional seminar. The seminars are presented by staff from Fire, Health, Police and Property Standards. The John Marshal Law School also has a presenter on fair housing, and a local attorney presents information on evictions and lease information. Each seminar participant is given a copy of the seminar Power Point and a training manual. The program not only meets the Village ordinance requirements but has been approved by the International Crime Free Association.

- **Crime Free Addendum:** An important element of the ordinance is the crime free provisions. Owners are required to have tenants sign a crime free addendum as part of the lease. The Village has a standard form that must be used which can be obtained from the Building, Zoning, and Property Standards Division or on the Village website. The mandatory addendum makes it a violation of the lease for any tenant or invitee of the tenant to engage in violent or drug related crimes or to use the leased premises for such purposes. The Police Neighborhood Standards Officer and Village of Skokie Corporation Counsel’s office will assist landlords regarding a tenant violation of the addendum that may lead to the eviction of a tenant.

- **Rental Unit Inspection upon Sale:** Prior to a multi-unit building or residential rental unit being sold, an inspection must be conducted by the Building, Zoning, and Property Standards Division. Any code violations discovered during the inspection must be corrected. Inspections will include all common exterior and interior areas of the property and building and the interior of all dwelling units. The Village of Skokie will not issue a property transfer stamp until any violations discovered during the inspection are brought into compliance or a cash bond is posted covering the cost of bringing the property into compliance. The most-costly corrections are primarily safety items such as the requirement for improved locks and door viewing devices. Most property owners have completed the required work before sale, while others have chosen the option of posting a cash bond and having the new property owner make the required repairs.
- **Certified Landlord Program**: One of the key components of the program is the voluntary Certified Landlord Program. This program was initiated to recognize good property owners/managers in a manner that could be advertised to the public. The Village also offers a Gold Certification program that is awarded to landlords who go through the additional optional security inspection and neighborhood social event offered by the Police Department as part of the national Crime-Free Program.

All elements of the Residential Unit Standards and Neighborhood Integrity Ordinance have been successfully implemented. Property owners registering their properties have done so with only minor complaints and the response to the landlord seminars has been primarily positive.
**MA-25 Public and Assisted Housing – 91.210(b)**

**Introduction**
The Housing Authority of Cook County (HACC) serves Suburban Cook County. Public housing units are available and Housing Choice Vouchers may be used in the Village of Skokie.

**Total Number of Units**

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td># of units vouchers available</td>
<td>126</td>
<td>311</td>
<td>23</td>
<td>288</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td># of accessible units</td>
<td>27</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
</tbody>
</table>

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

**Table 36 – Total Number of Units by Program Type**

**Data Source:** Housing Authority of Cook County
Describe the supply of public housing developments

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.

The Housing Authority of Cook County (HACC) manages the Armond King Apartments in Skokie. The property was upgraded overall in 2015 and 2016, and 27 units were upgraded to become UFAS accessible units and 4 units were upgraded for the sensory-impaired.

The 126 public housing units and common areas within the Armond King Apartments complex are now in excellent condition, based on a sample review by Skokie staff. Public housing properties are inspected by HUD’s Real Estate Assessment Center (REAC). The mission of REAC is to provide and promote the effective use of accurate, timely and reliable information assessing the condition of HUD's portfolio; to provide information to help ensure safe, decent and affordable housing; and to restore the public trust by identifying fraud, abuse and waste of HUD resources. According to multihousingnews.com:

Short-Term Changes
In the short-term, one of the changes that HUD has already implemented (as of March 25, 2019) is that it has shortened the inspection notification time frame to 14 days. If a property owner declines to be inspected within the 14-day window after they receive notification of inspection, they have a further 7 days to be inspected or their property will automatically receive a score of zero. The intent of this change is to incentivize owners to maintain their properties year-round, with the expectation that such a short time frame is not a large enough window for a property owner to get their building up to a passing state if it is currently in a failing state. However, some property owners have pointed out that this policy could place an onerous burden on their residents, as it will force maintenance crews to enter tenants’ residences more frequently than they already do. HUD is also changing the Uniform Physical Standard Condition (UPCS) standards to require carbon monoxide detectors in all units that have gas appliances.

Long-Term Changes
HUD will first test out their long-term strategy by running a limited two-year pilot program beginning in the fourth quarter of 2019. Owners can opt-in to the pilot program, and preference will be given to those in Pennsylvania, Virginia, Maryland, Delaware, and Washington, D.C. During the pilot, the UPCS will be waived for participating inspections, and the previous scores will carry over for the duration of the pilot. The UPCS will be replaced by a new scoring model called NSPIRE (National Standards for the Physical Inspection of Real Estate), and HUD will accept feedback on the new scoring system from the participant volunteers through the duration of the pilot.

After the pilot program period is over, HUD intends to roll out the NSPIRE system nationwide. The major goal for the new system is to have a scoring system that better reflects the actual living conditions and functionality of the residences rather than just “curb appeal.” The NSPIRE system will look at the health and safety of living in the unit, the functionality and operability of appliances and fixtures in the unit, and the condition and appearance of the unit.

The new system will also require owners to self-inspect 100 percent of their units once a year. During the inspections, owners are required to report any deficiencies found to HUD using software that HUD will provide property owners. However, owners are not expected to record the level of deficiencies, just whether any exist. Self-inspection reports will also not have any bearing on the scheduling and scoring of physical inspections from HUD, nor will they result in any repercussions from HUD.
Table 37 - Public Housing Condition
Data Source:

<table>
<thead>
<tr>
<th>Public Housing Development</th>
<th>Average Inspection Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Point Elderly Housing</td>
<td>95a</td>
</tr>
<tr>
<td>(Armond D. King Apartments)</td>
<td></td>
</tr>
<tr>
<td>North Shore Homes</td>
<td>85b</td>
</tr>
<tr>
<td>Old Orchard Residences</td>
<td>54c</td>
</tr>
<tr>
<td>Robineau Group Living</td>
<td>95a</td>
</tr>
<tr>
<td>Village Center</td>
<td>83b</td>
</tr>
</tbody>
</table>

Describe the restoration and revitalization needs of public housing units in the jurisdiction
The Armond King Apartments were constructed in 1972. Extensive upgrades and repairs were conducted in 2015-2016 to preserve this affordable housing community for the next 30 years. A physical needs assessment was prepared in 2014, and the facility was deemed to be in fair to good condition. Improvements include:

- Site modifications
- Building structure and exterior
- Building interior common areas
- Building interior units
- Fire protection, plumbing, HVAC, and electrical
- Overall ADA and UFAS conformance

Significant fire protection improvements were made in 2000; however, other upgrades may be necessary after review with the Village’s Fire Department.

Describe the public housing agency’s strategy for improving the living environment of low- and moderate-income families residing in public housing
The HACC has completed the rehabilitation of 126 affordable housing apartment units, the common areas of the building interior, the building exterior. Thirty-one (31) units were converted to 27 UFAS units and 4 sensory impaired units. Improvements were made vertically, not on a floor-by-floor basis, to accommodate vertical infrastructure improvements, such as plumbing.

Resident relocation occurred within the building, and a relocation team was hired by the HACC to work closely with the residents during construction. Relocation expenses were borne by the HACC and regulations of the Uniform Relocation Act were adhered to.

Discussion
Skokie’s public housing inventory is comprised of one-bedroom units for the elderly and disabled. Larger and non-disabled households are generally accommodated by the Housing Choice Voucher Program.
**MA-30 Homeless Facilities and Services – 91.210(c)**

**Introduction**
Skokie does not have emergency homeless shelters within its corporate limits. In addition, there is no official Skokie-specific data available, just Cook County-wide and the experiences of Village staff.

**Facilities and Housing Targeted to Homeless Households**

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Emergency Shelter Beds</th>
<th>Transitional Housing Beds</th>
<th>Permanent Supportive Housing Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Year Round Beds (Current &amp; New)</td>
<td>Voucher / Seasonal / Overflow Beds</td>
<td>Current &amp; New</td>
</tr>
<tr>
<td>Households with Adult(s) and Child(ren)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Households with Only Adults</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Chronically Homeless Households</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Veterans</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Unaccompanied Youth</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

Skokie's visible homeless receive services from the Village's Human Services Division and/or Emergency Personnel per the Village's Homeless Protocol. Care packages are provided to homeless persons who visit the Human Services Division offices and/or are approached in public by Human Services staff, emergency personnel, and Department of Public Works personnel. Care packages include some food and hygiene items.

Services available to Skokie's invisible homeless may be provided by the Village's Human Services Division, local organizations, and/or school districts.

Health services to the homeless and non-homeless include the Erie Evanston/Skokie Health Center, located just east of Skokie in Evanston, and Asian Human Services, located at 8800 Lockwood Avenue in Skokie, include:

- Adult and senior services
- Women's health
- Prenatal services
- Behavioral health counseling
- Health and wellness
- Children's health services
- Oral health
- Teen services

Mental health services for the homeless and non-homeless are provided locally, including Metropolitan Family Services for more acute needs and Turning Point for longer-term care.

Employment services connections are generally made available through Connections for the Homeless. A summer 2019 focus group discussed job training and employment services/education, and partnerships with community organizations are anticipated over the next five years. The partnerships may or may not include CDBG funds.

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.

Connections for the Homeless provides street outreach, basic needs, rapid re-housing, transitional housing, and permanent supportive housing to homeless individuals and families. Supportive services include case management, health and wellness services, employment services, education services, and child and youth services, utilizing a "housing first" approach. In fiscal years 2012 through 2014, Connections served 121 Skokie residents in 78 households with prevention, EntryPoint (Street Outreach), Hilda's Place Transitional Shelter, family housing program, permanent supportive program, plus employment, health, and educational services promoting self-sufficiency. Four family housing services units are available within the Village limits.

The Harbour in Park Ridge provides shelter to homeless and runaway youth, and there are a handful of Skokie youth to whom they provide shelter for hundreds of nights of care each year.
**MA-35 Special Needs Facilities and Services – 91.210(d)**

**Introduction**  
Elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents have a need for supportive housing and related services. There are many local and regional organizations that provide such services to Skokie residents.

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

Elderly supportive housing needs include age-in-place services so they may continue to live at home. Frail elderly supportive housing needs include a range from assisted living to skilled nursing. Persons with mental, physical, and/or developmental disabilities benefit from living arrangements in a more homelike setting. Persons with alcohol or other drug addictions, and persons with HIV/AIDS and their families, need supportive services.

The aforementioned residents need supportive services to complement their living experience in Skokie. In addition, the Village anticipates funding capital improvement projects and public services activities that will benefit special needs populations. A combination of public services and public facilities projects will ensure safe, decent, and affordable housing for Skokie's special needs populations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing  
Agencies that provide supportive housing for persons with physical and mental disabilities in Skokie include Search, Shore Community Services, Orchard Village, Thresholds (an organization that merged with the New Foundation Center in 2016), and Connections for the Homeless.

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)  
The Village will fund capital improvement projects and public services activities that will benefit special needs populations. Capital improvement projects include HVAC equipment replacements, ADA accessibility upgrades, and security equipment installations. Public service activities include grief, trauma, family/couple and/or parent/child relationship, child/adolescent school performance and behavior, work performance, individual and family development, and family violence counseling services; financial assistance counseling services; health and dental services; substance abuse outreach, assessment, and treatment for teens, families, and adults; child abuse and non-offending family members interviews, medical evaluation, and crisis intervention services; shelter and transitional housing services for runaway, homeless, and neglected youth; and long-term case management and counseling services.

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))  
The Village will fund capital improvement projects and public services activities that will benefit special needs populations. Capital improvement projects include HVAC equipment replacements, ADA accessibility upgrades, and security equipment installations. Public service activities include grief, trauma, family/couple and/or parent/child relationship, child/adolescent school performance and behavior, work performance, individual and family development, and family violence counseling services; financial assistance counseling services; health and dental services; substance abuse outreach, assessment, and treatment for teens, families, and adults; child abuse and non-offending family members interviews, medical evaluation, and crisis intervention services; shelter and transitional housing services for runaway, homeless, and neglected youth; and long-term case management and counseling services.
MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

1. **Availability of Land.** There is virtually no land available for new housing development.

2. **Cost of Housing.** Aside from persons receiving housing subsidies, many low-income residents are paying in excess of what is considered affordable for their income range.

3. **Utilization of Zoning Allowances.** The Village of Skokie Zoning Ordinance has progressive group home and community live-in residence provisions; however, there are limited opportunities for the type of dense, multi-family housing that may begin to address the housing needs of low/moderate-income households.

The Village’s Zoning Ordinance encourages the continuation of low-density housing in the Village. This is reflected in the fact that most of Skokie is zoned for single-family residential housing. The Zoning Ordinance does encourage the construction of additions to existing single-family homes in order to retain families in the community. In 1990, the Zoning Ordinance was amended to comply with the Federal Fair Housing Amendments of 1988 dealing with the provision of community residences and group homes for disabled persons.

Skokie has certain restrictions beyond those required under the standard building codes, including residential building façade materials must be at least 50% masonry, increasing the initial investments costs for new, expanded, and modified construction; and no bedrooms below grade, as combined sewer back-ups into basements are common during big storm events.

Some of the above zoning and building requirements may be considered by some to constitute barriers to the development of affordable housing; however, in a community like Skokie, with a lack of additional land for much more housing development and with its high housing costs, it is unlikely that changing its zoning or building policies would have the necessary impact on the development of affordable housing. The Village has, after all, been successful in developing a number of subsidized elderly projects without having to amend the zoning or building codes.
MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction
Skokie’s primary business sectors are education and health care services; retail trade; arts, entertainment, and accommodations; and professional, scientific, and management services. According to Skokie’s 2019 Comprehensive Annual Financial Report (CAFR), the top five principal employers are NorthShore University Health System, Federal Mogul, Niles Township High School District 219, Macy’s, and Georgia Nut.

Unemployment peaked at 9.2% in 2009; however, consistently lower unemployment rates in Skokie than comparative figures at national and regional (Chicago PMSA) levels indicate a more stable economy and stronger workforce availability in Skokie. Skokie’s current unemployment rate is 7.81% (2011-2015 ACS).

Economic Development Market Analysis

Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers</th>
<th>Share of Jobs</th>
<th>Jobs less workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>18</td>
<td>3</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>3,456</td>
<td>3,297</td>
<td>11%</td>
<td>10%</td>
<td>-2%</td>
</tr>
<tr>
<td>Construction</td>
<td>593</td>
<td>999</td>
<td>2%</td>
<td>3%</td>
<td>1%</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>8,111</td>
<td>7,805</td>
<td>27%</td>
<td>23%</td>
<td>-4%</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>2,214</td>
<td>1,628</td>
<td>7%</td>
<td>5%</td>
<td>-2%</td>
</tr>
<tr>
<td>Information</td>
<td>669</td>
<td>879</td>
<td>2%</td>
<td>3%</td>
<td>0%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,160</td>
<td>4,263</td>
<td>7%</td>
<td>13%</td>
<td>6%</td>
</tr>
<tr>
<td>Other Services</td>
<td>1,316</td>
<td>1,608</td>
<td>4%</td>
<td>5%</td>
<td>0%</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>3,384</td>
<td>3,056</td>
<td>11%</td>
<td>9%</td>
<td>-2%</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>4,000</td>
<td>5,441</td>
<td>13%</td>
<td>16%</td>
<td>3%</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>829</td>
<td>1,642</td>
<td>3%</td>
<td>5%</td>
<td>2%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>1,420</td>
<td>2,153</td>
<td>5%</td>
<td>6%</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>28,170</td>
<td>32,774</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
### Labor Force

<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population in the Civilian Labor Force</td>
<td>33,700</td>
</tr>
<tr>
<td>Civilian Employed Population 16 years and over</td>
<td>31,060</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>7.81</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 16-24</td>
<td>13.63</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 25-65</td>
<td>6.09</td>
</tr>
</tbody>
</table>

**Table 40 - Labor Force**

**Data Source:** 2011-2015 ACS

### Occupations by Sector

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>8,585</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>1,460</td>
</tr>
<tr>
<td>Service</td>
<td>2,920</td>
</tr>
<tr>
<td>Sales and office</td>
<td>8,075</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>1,605</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>1,445</td>
</tr>
</tbody>
</table>

**Table 41 – Occupations by Sector**

**Data Source:** 2011-2015 ACS

### Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>14,840</td>
<td>51%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>10,795</td>
<td>37%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>3,390</td>
<td>12%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>29,025</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Table 42 - Travel Time**

**Data Source:** 2011-2015 ACS

### Education

### Educational Attainment by Employment Status (Population 16 and Older)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th>Civilian Employed</th>
<th>Unemployed</th>
<th>Not in Labor Force</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td></td>
<td>1,600</td>
<td>240</td>
<td>1,145</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td></td>
<td>3,750</td>
<td>370</td>
<td>1,710</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td></td>
<td>6,450</td>
<td>700</td>
<td>1,930</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td></td>
<td>13,950</td>
<td>830</td>
<td>2,480</td>
</tr>
</tbody>
</table>

**Table 43 - Educational Attainment by Employment Status**

**Data Source:** 2011-2015 ACS
### Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>30</td>
<td>130</td>
<td>325</td>
<td>1,030</td>
<td>1,310</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>450</td>
<td>320</td>
<td>345</td>
<td>835</td>
<td>650</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>890</td>
<td>1,070</td>
<td>1,430</td>
<td>3,335</td>
<td>3,090</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>1,840</td>
<td>1,610</td>
<td>1,485</td>
<td>3,565</td>
<td>1,885</td>
</tr>
<tr>
<td>Associate’s degree</td>
<td>345</td>
<td>640</td>
<td>700</td>
<td>1,100</td>
<td>680</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>870</td>
<td>2,660</td>
<td>2,335</td>
<td>5,220</td>
<td>2,530</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>95</td>
<td>1,170</td>
<td>1,600</td>
<td>4,270</td>
<td>1,860</td>
</tr>
</tbody>
</table>

**Table 44 - Educational Attainment by Age**  
**Data Source:** 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>24,312</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>27,385</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>33,111</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>46,278</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>66,269</td>
</tr>
</tbody>
</table>

**Table 45 – Median Earnings in the Past 12 Months**  
**Data Source:** 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?  
Skokie’s primary business sectors are education and health care services; retail trade; arts, entertainment, and accommodations; and professional, scientific, and management services.

**Describe the workforce and infrastructure needs of the business community**

The Village is progressive in attracting business and industry to Skokie, including the Illinois Science + Technology Park (IS+TP) and its life science- and biotechnology-based tenants, and transportation infrastructure, including the Oakton-Skokie CTA Station which opened in April 2012. As of April 2019, the IS+TP is home to 1,619 employees, and is currently undergoing a comprehensive upgrade of a 665,000 square-foot office and wet lab space and making plans to construct a parking structure to serve future tenants of the park and Downtown Skokie visitors and hotel guests. The adjacent CTA train station was a major component in the development of the IS+TP and continues to be a major factor in retaining existing and attracting new tenants to Skokie. Future workforce and infrastructure needs of the business community are being addressed via business attraction, incubation and retention activities, job training programs in conjunction with the local high schools and Oakton Community College, plus potential rehabilitation assistance with future development and redevelopment activities.

**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.**

Per the winter 2020 Skokie Biz, a newly formed Oakton - Niles Tax Increment Finance (TIF) District was approved by the Skokie Village Board in August 2019, and received unanimous support from other local taxing jurisdictions. The TIF District was formed to spur transformational development for Downtown Skokie, the Illinois Science + Technology Park (ISTP), the Village, and the region.
Developments include a 153-unit mixed-use residential building (currently under construction) and a 143-room hotel with meeting space. The first floors of both buildings will be occupied by restaurant and retail uses. The developments also include parking structures for the buildings’ occupants, with additional public parking spaces for those who choose to access Downtown Skokie by car.

Skokie’s Economic Development Division will track activities that may result in new workforce development, business support, or infrastructure needs, and the new business activity generated due to these investments.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?
Approximately 53% of the labor force has a bachelor’s degree or higher and approximately 79% of the labor force has some college or associate’s degree or higher. Skokie’s primary business sectors need employees with a range of skills, and the range of educational achievement levels are generally complementary to the employment opportunities.

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.
In summer 2019, various organizations met to discuss job training, employer guidance, and student/parent education opportunities. Although a specific initiative has not yet commenced, the involved entities will continue to work individually and/or collectively toward developing a more diverse workforce, including jobs that don’t require four-year degrees and/or supporting individuals with disabilities in the workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?
The Village does not participate in a CEDS; however, Village staff participated in the Cook County Planning for Progress effort in 2014 that combined a CDBG Consolidated Plan public participation process with a CEDS public participation process, and its conclusions have been considered by Skokie for economic development efforts.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.
Cook County’s Planning for Progress policies will continue to be considered as part of the Village’s next Consolidated Plan implementation. Skokie has considered activities and initiatives related to all five activities below, including participating in the Regional Assessment of Fair Housing (AFH) led by Cook County Bureau of Economic Development, with support by Enterprise Community Partners, and general short- and long-term economic development activities:

1. **Infrastructure and Public Facilities.** Foster public infrastructure improvements that primarily serve as a support for other major priorities, including linking residents with jobs, encouraging economic development, and creating a County that is less auto-dependent.
2. **Business and Workforce Development.** Pursue policies and programs that create an environment for economic growth, particularly in areas of need.
3. **Housing Development and Services.** Address the jobs-housing mismatch by including actions that increase the number of affordable housing opportunities in locations with good job access while maintaining the existing housing stock, and provide related services in areas of the County where efforts will focus on increasing job opportunities.
4. **Non-Housing Services.** Support the County’s public services goals, particularly the increased coordination among funders and providers, the provision of much-needed safety net programs, and improved employment opportunities for all people.
5. **Planning and Administration.** Develop the institutional framework within and around Cook County that supports multi-jurisdictional collaboration and improved local capacity and transparency.
Discussion
Diversity is the hallmark of Skokie, reflected not only in its demographics, but also in its economic profile and economic development strategies. The Economic Development Division promotes a diverse and progressive economic development approach to make Skokie one of the best places of its size to live and work. The Village is actively pursuing policies to attract high quality jobs, maintain and enhance its position as a major retail center in Chicagoland, create a more vibrant Downtown, promote transit-oriented development, and retain its manufacturing base. Primary functions of the Economic Development Division include:

- Coordinating special redevelopment programs throughout the Village's business districts
- Marketing available properties and development opportunities
- Managing tax increment financing (TIF) districts and other development projects
- Disseminating economic and community data to developers, businesses, citizens, and other interested parties

Employment- and economic development-related activities are expected to be funded by sources outside the CDBG program; however, if there is a compelling reason to utilize CDBG funding for such activities, an amendment to the Consolidated Plan may be pursued during the next Action Plan preparation cycle, if necessary.
**MA-50 Needs and Market Analysis Discussion**

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

Skokie’s Home Improvement Program target area is Village-wide, and the participants are not clustered in specific areas or neighborhoods in the Village.

When mapping the addresses of children with BLLs of 5-9 micrograms per deciliter, their locations are generally clustered in multi-family neighborhoods; however, it is unclear if this is a result of the child’s current living environment, the child’s previous living environment in another community or foreign country, or the parent’s use of cultural-specific products. This issue will be monitored for future action.

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

As shown in the *Low/Moderate-Income Eligible Areas Map* in section SP-10 Geographic Priorities, low-income households are generally concentrated in neighborhoods (or Census Block Groups) along the Skokie Boulevard Corridor and the rail corridor that goes through Skokie. Three such neighborhoods are in or surrounding Downtown Skokie to the north, east, and south.

At 57.8% and 648 persons, the Asian population is most highly concentrated in the Census Block Group in the southeast quadrant of Skokie, generally east of McCormick Boulevard and south of Oakton Street; however, the Asian population is throughout the community. At 26.6%, Skokie has a significantly larger proportion of Asian residents than Illinois (4.9%) and the U.S. (5.0%).

At 38.5%, the Black/African American population is most highly concentrated in the Census Block Group at the northeast corner of Oakton Street and Kenton Avenue; however, at 343 persons, this population is most populous in the neighborhood at the southeast corner of Church Street and Skokie Boulevard. At 6.4%, Skokie has a significantly smaller proportion of Black/African American residents than Illinois (14.4%) and the U.S. (12.6%)

At 19.0%, the Mixed-Race, Non-Hispanic population is most highly concentrated in the Census Block Group north and south of Howard Street and west of Crawford Avenue; however, at 205 persons, this population is most populous in the neighborhood at the northwest corner of Oakton Street and Lincoln Avenue.

At 36.1% and 1,148 persons, the Hispanic population is most highly concentrated in the Census Block Group at the northeast corner of Oakton Street and Skokie Boulevard.

> Note: Maps illustrating racial and ethnic minority concentrations are on the pages at the end of the Market Analysis section.

What are the characteristics of the market in these areas/neighborhoods?
The neighborhood in the southeast quadrant of Skokie also has industrial uses, and the City of Chicago is across the border to the east.

Are there any community assets in these areas/neighborhoods?
All the highlighted neighborhoods with concentrated populations are within or within reasonable walking/biking distance to employment, education, and transportation opportunities, including the Oakton-Skokie and Dempster-Skokie Yellow Line CTA Stations.

Are there other strategic opportunities in any of these areas?
Continued Economic Development investment will occur in or near many of these areas, most notably in the Downtown, over the next five years.
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.
The need is great for broadband wiring and connections for households, including low/moderate-income households and neighborhoods. It provides faster access to learning, employment, and business opportunities, which may assist with improving the socioeconomic status of the households with broadband access. Per highspeedinternet.com:

Skokie is an ethnically diverse area with nearly 42% of the population being born outside the United States. They rely on their internet services to connect with family and friends in their country of origin and to pursue educational and career goals. … Unlike many other locations, fiber optics are quite accessible in the area. The types of infrastructure available in Skokie:

- **DSL** provides internet service via phone cables and is up to 10 times faster than dial-up service.
- **Cable** provides internet speeds faster than DSL through the same cables used for cable TV.
- **Satellite** internet is widely available, but offers slower speeds due to a far-traveling signal.
- **Fiber** relies on glass strands to relay digital code and is much faster than both DSL and cable.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.
According to highspeedinternet.com, Skokie has more than one broadband internet service provider serving the jurisdiction; therefore, there is competition:

- AT&T (fiber – 1000 Mbps)
- Xfinity (cable – 1000 Mbps)
- RCN (cable & fiber – 1000 Mbps)
- Viasat (satellite – 25 Mbps)
- HughesNet (satellite – 25 Mbps)
- EarthLink (fiber – 1000 Mbps)
- Atlantic (cable & fiber – 1000 Mbps)
- Everywhere Wireless (fiber – 1000 Mbps)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.
Skokie’s increased natural hazard risks associated with climate change will primarily come from stormwater management from large storm events, most notably combined sewer back-ups and wind damage.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.
Skokie’s public infrastructure was primarily built-out in the 1920’s, prior to the Great Depression. As this infrastructure, and the sewer lateral infrastructure installed after World War II, ages and deteriorates, the need for replacements and repairs will continue to increase. Home Improvement Program funds have been used for sewer lateral and roof repair/replacement activities, and are expected to continue into the future.
VILLAGE OF SKOKIE
2017 BLOCK GROUPS BY
% ASIAN NON-HISPANIC

Alternate Data Source: 2013-2017 ACS
VILLAGE OF SKOKIE
2017 BLOCK GROUPS BY
% BLACK NON-HISPANIC

Alternate Data Source: 2013-2017 ACS
VILLAGE OF SKOKIE
2017 BLOCK GROUPS BY
% MIXED-RACE NON-HISPANIC

Alternate Data Source: 2013-2017 ACS
VILLAGE OF SKOKIE
2017 BLOCK GROUPS BY
% HISPANIC

Alternate Data Source: 2013-2017 ACS
Strategic Plan

SP-05 Overview

Strategic Plan Overview
The Strategic Plan presents the priority needs and goals of the CDBG program as discussed through consultation with the general public, service providers, and Village staff. Affordable housing, public infrastructure, facilities, and services will be discussed on the pages that follow, including the geographic distribution of these activities and projects.

The 186 responses submitted via the online CDBG citizen survey indicate low/moderate-income families, homeless, and seniors face the greatest housing challenges in Skokie, and the top overall concerns are a lack of affordable housing and unsafe neighborhoods.

There is a desire for more first-time homebuyer programs, more affordable rental housing, and more homeownership opportunities.

Top building and infrastructure needs include flood and drainage prevention, street and alley resurfacing, physical improvements, senior and child care centers, and facilities that serve people with disabilities.

Top service needs include affordable child care, youth activities, healthcare, senior care, crime awareness and prevention services, and neighborhood cleanups.

There is a desire to attract and retain businesses, and expand employment opportunities, including employment training and counseling.

Other survey comments that may impact CDBG activities include not going over and above state mandates for businesses; conduct quarterly volunteer weekends like the Chicago Cares program; high-end expensive rental properties are being built without securing renters before construction, and the buildings will change the Downtown Skokie landscape; single-family home rentals need more restrictions to reduce noise and parking issues, and ensure occupants are respectful of their neighbors; pets are important to families, seniors, and the disabled, and measures need to be taken to ensure they can keep their pets, rather than surrendering them to a shelter, etc.; and small manufacturing companies and mom and pop businesses are being taxed out.

The potential resources and distribution of funding highlights the Village’s approach to accomplishing its CDBG vision, goals, and objectives.
Vision Statement
Skokie’s CDBG program will provide a better quality of life for low/moderate-income residents through “bricks and mortar” projects and service activities.

Goals and Objectives

Capital Improvements
Ensure housing is affordable, accessible, and sustainable.
- Support homeowners with making repairs or universal design improvements to their homes.
- Support organizations that provide affordable rental housing.
- Support organizations that provide housing for the elderly and frail elderly.
- Support organizations that provide housing for special needs individuals and households.
- Support projects that make residential buildings energy-efficient.

Improve infrastructure.
- Support street and alley resurfacing projects in low/moderate-income neighborhoods.
- Support sidewalk replacement projects for owner-occupied, low/moderate-income households.
- Support safety and security projects in low/moderate-income neighborhoods.

Improve facilities.
- Support construction and rehabilitation projects so organizations can provide improved, expanded, or more affordable services with other funding sources.

Services
Provide financial assistance for programs and services.
- Support organizations that provide counseling, supportive, and referral services.
- Support organizations that provide child and youth services.
- Support organizations that provide senior services and enable them to “age in place”.
- Support organizations that provide special needs services.
- Support organizations that provide dental and other health care services.
- Support organizations that provide financial and credit counseling services.
- Support organizations that provide career counseling and job placement services.
- Support organizations that provide immigrant resettlement services.
- Support organizations that provide interpretation services and multilingual staff.
- Support organizations that provide veterans support services.
- Support organizations that enable residents to improve their socioeconomic status.
- Support organizations that provide housing-related services by addressing issues such as homelessness prevention, transitional housing, supportive housing, permanent housing, move-in readiness, independent living, foreclosure counseling, and emergency mortgage assistance.

Planning and Administration
Conduct planning and administration activities.
- Prepare the five-year Consolidated Plan, the one-year Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).
- Administer the CDBG program on a daily basis.

In the case of similar services proposed by multiple entities, preference will be given to local providers.
SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area
Skokie’s Census Block Groups with ≥51% low/moderate income are generally located along an existing and/or abandoned rail corridor, and along Skokie Boulevard. Three areas are within or adjacent to Downtown Skokie. CDBG funds will be directed toward the areas with the higher concentration of low/moderate-income households and areas with infrastructure with the highest need for replacement.

Low/Moderate-Income Eligible Areas Map
<table>
<thead>
<tr>
<th></th>
<th>Area Name</th>
<th>Skokie</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area Type</td>
<td>Corporate Limits</td>
</tr>
<tr>
<td></td>
<td>Other Target Area Description</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>HUD Approval Date</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>% Low/Moderate-Income</td>
<td>Village-wide (51.16% top quartile)</td>
</tr>
<tr>
<td></td>
<td>Revitalization Type</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Other Revitalization Description</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Identify the neighborhood boundaries for this target area.</td>
<td>Corporate Limits</td>
</tr>
<tr>
<td></td>
<td>Include specific housing and commercial characteristics of this target area.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Identify the needs of this target area.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>What are the opportunities for improvement in this target area?</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Are there barriers to improvement in this target area?</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Area Name</th>
<th>Low/Moderate-Income Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area Type</td>
<td>Census Block Groups</td>
</tr>
<tr>
<td></td>
<td>Other Target Area Description</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>HUD Approval Date</td>
<td>April 1, 2019 - Effective LMI Data (Notice: CPD-19-02)</td>
</tr>
<tr>
<td></td>
<td>% Low/Moderate-Income</td>
<td>≥51% (51.16% top quartile)</td>
</tr>
<tr>
<td></td>
<td>Revitalization Type</td>
<td>Select Neighborhoods</td>
</tr>
<tr>
<td></td>
<td>Other Revitalization Description</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Identify the neighborhood boundaries for this target area. | ≥51% Block Groups per 2011-2015 ACS data, and as may be amended in the future (8070-4, 8074-3, 8073-1, 8077-1, 8076-4, 806801-1, 8074-5, 806802-2, 806801-2, 8070-1, 8076-5, 8077-2, 8074-4)

Include specific housing and commercial characteristics of this target area. | The Census Block Groups are primarily multi-family residential, with limited areas of mixed-use, commercial, single-family residential, and industrial.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | There is an overall concern with multi-family neighborhoods in Skokie. The Police, Community Development, and Legal Departments, and the Village Board of Trustees, collaborated on the creation of the 2014 Residential Rental Unit Standards and Neighborhood Integrity Ordinance, with the goal of better tenant-landlord relations and safer neighborhoods.

Identify the needs of this target area. | Improved public infrastructure, including streets and alleys.

What are the opportunities for improvement in this target area? | Resurfacing of existing gravel alleys provides the biggest impact, and should be prioritized in multi-family neighborhoods when possible. Additional opportunities include street resurfacing with replacement of broken or settling curb and gutter sections to provide a better driving and bicycling surface and better conveyance of stormwater.

Are there barriers to improvement in this target area? | The lack of financial resources. The Village does not have enough funding to make all of the necessary infrastructure improvements while providing necessary services to the residents of both the eligible areas and the community as a whole.

Table 46 - Geographic Priority Areas
Data Source: www.hudexchange.info

General Allocation Priorities
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)
CDBG-funded activities will primarily benefit low/moderate- income persons, households, or neighborhoods. The geographically-focused street and alley resurfacing projects will be public infrastructure-related and located in low/moderate- income eligible Census Block Groups. In addition, the 50/50 sidewalk replacement program projects will be in different concentrated areas each year, generally bound by a ½-mile high to 3-mile wide swath through the Village; however, only income-eligible households will qualify for funding. Finally, the remaining projects and activities will be Village-wide; however, only income-eligible residents or households will qualify for funding.
### Priority Needs - 91.215(a)(2)

#### 1. Priority Need Name: Ensure housing is affordable, accessible, and sustainable

**Priority Level:** High

**Population:**
- Income Level: Extremely low
- Income Level: Low
- Income Level: Moderate
- Family Types: Large Families
- Family Types: Families with Children
- Family Types: Elderly
- Family Types: Public Housing Residents
- Homeless: Veterans
- Non-Homeless Special Needs: Elderly and Frail Elderly
- Non-Homeless Special Needs: Persons with Mental Disabilities
- Non-Homeless Special Needs: Persons with Physical Disabilities
- Non-Homeless Special Needs: Persons with Developmental Disabilities
- Non-Homeless Special Needs: Victims of Domestic Violence

**Geographic Areas Affected:** Village-wide

**Associated Goals:**
- Decent housing
- Suitable living environment

**Description:** There is a great need to maintain or improve the existing housing stock in the Village.

**Basis for Relative Priority:** Affordable housing was the most mentioned issue during the public participation process, including residents, community organizations and school districts.

#### 2. Priority Need Name: Improve infrastructure

**Priority Level:** High

**Population:**
- Income Level: Extremely low
- Income Level: Low
- Income Level: Moderate
- Non-Homeless Special Needs: Non-Housing Community Development

**Geographic Areas Affected:**
- Village-wide
- Low/moderate-income areas

**Associated Goals:**
- Suitable living environment

**Description:** There is a great need to improve aging public infrastructure in low/moderate-income neighborhoods, and for low/moderate-income households.
<table>
<thead>
<tr>
<th>Basis for Relative Priority</th>
<th>Public infrastructure improvements make the neighborhoods functionally safer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Priority Need Name</td>
<td>Improve facilities</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Village-wide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Decent housing, Suitable living environment</td>
</tr>
<tr>
<td>Description</td>
<td>There is a great need to support capital improvements for Skokie-based organizations so that they may provide improved or expand services to low/moderate-income Skokie residents.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>The original intent of the CDBG program was and continues to be “bricks and mortar” (or capital improvement) projects; however, the demand for services exceeds the supply of CDBG funding that can be applied to such services. If improvements must be done, CDBG-funded projects can make available more funding in service organizations’ budgets to provide services to Skokie residents.</td>
</tr>
<tr>
<td>4 Priority Need Name</td>
<td>Provide financial assistance for programs and services</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Income Level: Extremely low, Low, Moderate, Large Families, Families with Children, Elderly, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Mental Illness, Substance Abuse, Veterans, Persons with HIV/AIDS</td>
</tr>
</tbody>
</table>

Consolidated Plan SKOKIE

OMB Control No: 2506-0117 (exp. 07/31/2015)  VOSDOCS-#563705-v6-CDBG_PY20-24_Consolidated_Plan-_Skokie
<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Conduct planning and administration activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Other: Plan for low/mod-income levels, households, and homeless/non-homeless special needs populations.</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Village-wide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Decent housing</td>
</tr>
<tr>
<td></td>
<td>Suitable living environment</td>
</tr>
<tr>
<td>Description</td>
<td>There is a great need to help low/moderate-income individuals, households, and neighborhoods with a better quality of life.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>The CDBG program requires the technical assistance of local program administrators to ensure the goals and objectives of the program are met, and the rules and regulations are followed. In addition, the program requires the technical assistance of regional CPD representatives to ensure the local efforts meet program requirements.</td>
</tr>
</tbody>
</table>

Table 47 – Priority Needs Summary
Narrative (Optional)
The priority needs presented above represent the greatest needs that should be addressed by the CDBG program. Through the public participation process, the priority needs were recognized and the steps to address those needs were identified.

Public services priorities will be selected through a tier system. Tier 1 organizations are depended on by the Human Services Division on a daily basis. Tier 2 organizations are depended on by the Human Services Division on a less-frequent basis; however, they provide critical services when needed. Tier 3 organizations provide commendable but not critical services, and will receive funding when ample entitlement and program income become available. Tier 4 organizations provide commendable services; however, other resources are available and/or funding is prioritized elsewhere.

The priority needs established within this section will serve as the framework for how the Village will allocate CDBG funding over the next five years.
**SP-30 Influence of Market Conditions – 91.215 (b)**

### Influence of Market Conditions

<table>
<thead>
<tr>
<th>Affordable Housing Type</th>
<th>Market Characteristics that will influence the use of funds available for housing type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>Skokie is not eligible for direct use of HOME funds; therefore, such funds will not be used by the Village for this housing type.</td>
</tr>
<tr>
<td>TBRA for Non-Homeless Special Needs</td>
<td>See above.</td>
</tr>
<tr>
<td>New Unit Production</td>
<td>Skokie is a built-out community with very limited availability of available land, and will be indirectly involved in the production of new housing units.</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>Rehabilitation of existing owner- and renter-occupied housing (such as group homes) will assist with preserving the Village’s affordable housing supply and retaining low/moderate-income residents in Skokie.</td>
</tr>
<tr>
<td>Acquisition, including preservation</td>
<td>If the opportunity arises, the Village will consider funding acquisition and/or preservation activities that will benefit low/moderate-income Skokie residents.</td>
</tr>
</tbody>
</table>

### Table 48 – Influence of Market Conditions

**Discussion**

Skokie will focus its CDBG funds on rehabilitation, with an option for acquisition or preservation, should the need arise over the next five years.
**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

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

*Note: Added the PY20 flexibility narrative here in IDIS for PY20 so it would be included in AP-15.*

**Anticipated Resources**

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Reminder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Prior Year Resources: $</td>
<td>Total: $</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>CDBG</td>
<td>Public, federal</td>
<td>Housing Infrastructure Facilities Services Planning and Administration</td>
<td>615,368</td>
<td>8,335</td>
<td>50,000</td>
</tr>
</tbody>
</table>

Table 49 - 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

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

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

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

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

Discussion

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

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Skokie</td>
<td>Government</td>
<td>Planning Community Development: - Public facilities - Neighborhood improvements - Public services - Economic development</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Housing Authority of Cook County (HACC)</td>
<td>Public Housing Agency (Housing Choice Vouchers too)</td>
<td>Public Housing Affordable Housing: - Ownership - Rental</td>
<td>Region</td>
</tr>
<tr>
<td>Alliance to End Homelessness in Suburban Cook County</td>
<td>Continuum of Care</td>
<td>Homelessness</td>
<td>Region</td>
</tr>
<tr>
<td>Local Organizations</td>
<td>Not-for-Profits</td>
<td>Facilities Services</td>
<td>Jurisdiction, Region</td>
</tr>
</tbody>
</table>

**Table 50 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The Community Development Department is the responsible entity for managing the CDBG funding made available by HUD. Several key staff members are very knowledgeable about the CDBG program, totaling many decades of experience among them. Key Village staff members include the Planner/CDBG Administrator, Planning Supervisor, and Finance Director. Experienced staff has the ability to ensure program compliance. HUD’s monitoring activities of the Village’s CDBG program, most recently in 2017 and 2019, have resulted in satisfactory reviews with minimal follow-up.

An additional strength in the institutional delivery system is the Human Services Division, the Health Department, and the Building, Zoning and Property Standards Division, and the respective staff members’ knowledge about the needs of Skokie residents.

The Village’s Mayor and Trustees actively participate in community functions and encourage citizen participation in local government activities. Skokie’s local government transparency is evident in its perfect score in the Illinois Policy Institute’s online transparency audit conducted in 2013.

A large number of organizations provide services to Skokie’s low/moderate-income residents of all ages, including housing, health care, counseling, case management, and education. The not-for-profit service providers work as a team to provide comprehensive care to Skokie’s most vulnerable residents.

Funding is likely the largest gap in the institutional delivery system. Any reduction in federal funding ultimately impacts the service providers that rely upon those funds to serve their clients. In addition, the resources for these service providers are further diminished when private donations are reduced.
Availability of services available to the community, targeted to homeless persons, and persons with HIV

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Homelessness Prevention Services</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Counseling/Advocacy</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Outreach Services</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Street Outreach Services</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Supportive Services</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol &amp; Drug Abuse</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment and Employment Training</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healthcare</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Life Skills</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mental Health Counseling</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other – Homeless Protocol</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Table 51 - 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)

In general, the services available to the community are also available to the homeless, those facing homelessness, or those with HIV.

Human Services Division staff meet the needs of the homeless and near-homeless with counseling services and case management, and along with the Police Department, implements the Village’s homeless protocol services.

The Alliance to End Homelessness in Suburban Cook County provides a strategic and comprehensive response to homelessness in suburban Cook County, including the Village of Skokie. The approach is designed to meet the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The Alliance works with local organizations including Connections for the Homeless and the YWCA to ensure the needs of the community’s homeless are being addressed.

Connections for the Homeless provides street outreach, basic needs, rapid re-housing, transitional housing, and permanent supportive housing to homeless individuals and families. Supportive services include case management, health and wellness services, employment services, education services, and child and youth services, utilizing a “housing first” approach.

The Harbour in Park Ridge provides shelter to homeless and runaway youth, and there are a handful of Skokie youth to whom they provide shelter for hundreds of nights of care each year.
The YWCA provides services targeted toward homeless women and their families who are victims of domestic violence. The services provided include a 24-hour crisis line; domestic violence shelter (Mary Lou’s Place); women’s and children’s counseling services, including parent/child classes, and health and wellness, job readiness, and financial literacy workshops; bilingual counseling, support, and safety planning services; and legal advocacy, including information, emotional support, and securing orders of protection services.

**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**

The strengths of the service delivery system for special needs populations and persons experiencing homelessness are the large network of service providers that serve Skokie, and experienced Village staff. In addition, service providers work with the Village in order to effectively coordinate their services to meet the needs of special needs and homeless persons.

As with most other services, there are gaps in funding and associated staffing levels in the service delivery system for special needs persons. In addition, there are gaps in funding and programming to assist the homeless and near-homeless with permanent and affordable housing.

The visible homeless, of whom Skokie only has a few each year, are transient in nature, and their last known permanent addresses are typically not in Skokie. This population will be assisted by the Village’s Homeless Protocol.

**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**

After years of trying to assist all organizations that address a Consolidated Plan need and request funding for an eligible project or activity, the Village has established a tier system to prioritize its funding allocations. Although the 15% public services and 20% program administration caps are expected to be maximized, resulting in an allocation of 65% of funding toward “bricks and mortar” projects, fewer organizations are expected to be funded with increased funding allocations. The Village’s task for the next five years is determining the most efficient and effective use of CDBG funding.
SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
</table>
| 1          | Capital Improvements: (Narrative: Homeowner housing rehabilitated; Rental units rehabilitated; Other) | 2020       | 2024     | Affordable Housing               | Skokie          | Ensure housing is affordable, accessible, and sustainable (Outcome: affordability; Objective: suitable living environment) | $500,000     | Owner-occupied units rehabilitated: 75  
Renter-occupied units upgraded: 11  
Owner-occupied attached units rehabilitated: 20 |
| 2          | Capital Improvements: (Narrative: Street and alley resurfacing; Public sidewalk replacement) | 2020       | 2024     | Non-Housing Community Development | Eligible Census Block Groups; Skokie | Improve infrastructure (Outcome: available/ accessible; Objective: suitable living environment) | $1,000,000   | Number of residents with an improved neighborhood: 9,915  
Number of households with cost share burden reduction: 40 |
| 3          | Capital Improvements: (Narrative: Special needs facilities; Facility upgrades for service providers) | 2020       | 2024     | Non-Homeless Special Needs      | Skokie          | Improve facilities (Outcome: sustainability; Objective: suitable living environment) | $500,000     | Number of senior facilities improved: 5  
Number of group homes improved: 10  
Number of service facilities improved: 5 |
| 4 | Services: Provide financial assistance for programs and services | 2020 | 2024 | Skokie | Non-homeless special needs | $450,000 | Number who receive counseling services: 300  
|   | (Narrative: Counseling services; Youth services; Senior Services; Special needs services; Dental and other health care services; Financial and credit counseling services; career counseling and job placement services; Immigrant settlement services; Interpretation services and multilingual staff; Veterans support services; Socioeconomic improvement services; Housing-related services) |   |   |   | (Outcome: available/accessible; Objective: suitable living environment) |   | Number who receive special needs services: 40  
|   | Number who receive substance abuse services: 300  
|   | Number who receive shelter: 20  
|   | Number who receive senior services: 1,500  
|   | Number who receive youth services: 500  
|   | (Number who receive interpretation services included in the above totals.) |
| 5 | Planning and Administration: Conduct planning and administration activities | 2020 | 2024 | Skokie | Conduct planning and administration activities | $550,000 | -  
|   | (Narrative: Planning, Administration, and Assessment of Fair Housing (AFH)) |   |   |   | (Outcome: available/accessible; Objective: suitable living environment) |   |   |
Table 52 – Goals Summary
Goal Descriptions

Goal 1: Affordable Housing
The Village of Skokie will support ensuring housing is affordable, accessible, and sustainable.
Note: "Other" units are owner-occupied attached units rehabilitated.

Goal 2: Public Infrastructure
The Village of Skokie will support making streets, alleys, sidewalks, and other public property safe.

Goal 3: Public Facilities
The Village of Skokie will support making facilities safer, more energy-efficient, and well-maintained.

Goal 4: Public Services
The Village of Skokie will support organizations in providing needed services to residents.

Goal 5: Planning and Administration.
The Village of Skokie will prepare plans and reports, and administer the program on daily basis.

Please note that, if there is a compelling need for the utilization of CDBG funding for Economic Development efforts, an amendment will be made to the Consolidated Plan during the next Action Plan preparation cycle; otherwise, Economic Development activities will be provided by other funding sources.

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)
The Village will not provide direct affordable housing to low/moderate-income households.
**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)

The HACC upgraded all 126 housing units in the Armond King Apartments in Skokie. According to HACC’s PHA Annual Plan, HACC ratified a Voluntary Compliance Agreement to expand the number of accessible homes for low-income individuals with disabilities. The original goal was to create 10 units that meet Uniform Federal Accessibility Standards (UFAS) requirements and 2 units for the sensory impaired, for a conversion of 9.5% of its affordable units; however, 27 units that meet UFAS requirements and 4 units for the sensory impaired were upgraded, for a conversion of 25% of its affordable units, more than double the original plan. This UFAS construction also includes conversion of common area elements so that individuals with disabilities may share in the same benefits as nondisabled residents.

**Activities to Increase Resident Involvements**

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

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

No

Plan to remove the ‘troubled’ designation

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

Barriers to Affordable Housing

[Note: This section to MA-40 and the narrative box cannot be changed in IDIS.]

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

1. **Availability of Land** – There is virtually no land available for new housing development.

2. **Cost of Housing** – Aside from persons receiving housing subsidies, many low-income residents are paying in excess of what is considered affordable for their income range.

3. **Utilization of Zoning Allowances** – The Village of Skokie Zoning Ordinance accommodates increased densities for planned developments and has progressive group home and community live-in residence provisions; however, cost-effective redevelopment opportunities for the type of dense, multi-family housing that may begin to address the housing needs of low/moderate-income households are extremely limited.

The Village's Zoning Ordinance encourages the continuation of low-density housing in the Village. This is reflected in the fact that most of Skokie is zoned for single-family residential housing. The Zoning Ordinance does encourage the construction of additions to existing single-family homes in order to retain families in the community. In 1990, the Zoning Ordinance was amended to comply with the Federal Fair Housing Amendments of 1988 dealing with the provision of community residences and group homes for disabled persons.

The Village's zoning policy also contains provisions which indicate a willingness to develop affordable housing, such as less restrictive parking requirements for subsidized and elderly housing. The Community Development Department requires compliance with a number of standard construction codes, including the International Code Council (ICC) Property Maintenance Code, the National Electrical Code, the National Fire Protection Code, and the Illinois State Plumbing Code. Skokie also has certain restrictions beyond those required under the aforementioned codes, including a requirement that all residences must have a minimum of 51% masonry and no bedrooms may be located below grade.

Some of the above zoning and building requirements may be considered by some to constitute barriers to the development of affordable housing; however, in a community like Skokie, with a lack of vacant land for housing development and with its high housing costs, it is doubtful that changing its zoning or building policies would have much, if any, impact on the development of affordable housing. The Village has, however, been successful in developing a number of subsidized elderly projects without having to amend the zoning or building codes.

In the past, the most productive course of action in creating opportunities for affordable housing has been through the participation of the public sector. Skokie has taken some notable steps to increase the number of affordable rental units in the Village. In past years, such actions have included:

- The use of CDBG funds to purchase sites for the development of low-income housing.
- The sale of Village-owned property at below market value for the development of a 150-unit senior housing development commonly referred to as the Village Center, at 5140 Galitz Street.
- The sale (at a significant write-down) of a parcel of land acquired by the Village in 1979 for assisted housing to the Council for Jewish Elderly for a 48-unit Section 202 project that was constructed in 1991.
- The utilization of CDBG funds to assist the Housing Opportunity Development Corporation with the purchase and rehabilitation of two apartment buildings in Skokie, both of whose residents are required to meet the HUD low-income guidelines.
- The sale at below market price of a single-family home to Orchard Village for use as a Community Integrated Living Arrangement (CILA) for four developmentally disabled adults.

- The continued provision of CDBG funds for rehabilitation of various group homes and CILA homes throughout the community that serve persons with special needs.

- The creation of a special zoning classification (R5) for elderly and disabled housing, which facilitated the development of some of Village's subsidized housing projects.

- Revisions to the Zoning Ordinance to allow group homes in single-family areas, in compliance with the 1988 Fair Housing Act, which have resulted in 42 scattered site homes sponsored by various local organizations.

- An equity grant to the WINGS organization to enable the purchase and rehabilitation of a four-unit building for transitional housing.

The Village plans to continue support to providers of housing for persons with special needs, along with the Home Improvement Program for owner-occupied home rehabilitation over the next five years.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Strategies to remove or ameliorate the barriers to affordable housing have been identified in a previous Analysis of Impediments to Fair Housing Choice, and will be identified in a future Regional Assessment of Fair Housing (expected summer 2020).

Existing units must be maintained to be affordable, accessible, and sustainable, and new units should be constructed, preferably in mixed-income and/or mixed-use developments. In addition, the operation of CILAs should be allowed in Skokie, adhering to State regulations and maintaining or adjusting local regulations to protect the residents living in such accommodations and promote the integrity of the neighborhoods in which they are located.

The Village will continue to support local organizations in their efforts to maintain or create affordable units for Skokie residents, including the conversion of Universal Design Standards units.

As evidenced by the construction of the new Oakton-Skokie CTA Station in Downtown Skokie, which is adjacent to three low/moderate-income areas (LMAs), the Village must continue to be cognizant of housing affordability issues (maximum 30% of household income spent on housing costs), including transportation costs (maximum 15% of household income spent on transportation costs and implementing Skokie's 2016 Complete Streets Policy), when considering goals and objectives for the community, and reviewing development opportunities.
SP-60 Homelessness Strategy – 91.215(d)

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

The Human Services Division will follow the Homeless Protocol and continue to reach out to visible homeless persons, provide care packages, and further assist the unsheltered homeless population (those who are willing to be helped) with finding shelter or other support services.

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

The Human Services Division will work with local and regional service providers and local school districts to address issues such as homelessness prevention and the needs of the special needs population, including housing, health, social, employment, education, and youth services.
**SP-65 Lead based paint Hazards – 91.215(i)**

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

Due to the generally good condition of the Village's housing stock, there does not appear to be a significant lead-based paint (LBP) hazard problem in Skokie; therefore, there does not appear to be a necessity for a major Village-operated environmental testing program at this time. The Village will remain vigilant, however, regarding any changes in the LBP hazards, as might be revealed, for example, through the Health Department's lead-screening program.

According to the 2011-2015 ACS data, 88% of owner-occupied units and 81% renter-occupied units were constructed prior to 1980. Since LBP was used until 1978, the Village needs to remain alert when it comes to LBP hazards.

The Village's Health Department has concluded that there is virtually no threat of lead-based paint hazards in Skokie. The Health Department has been conducting screenings for elevated blood-lead levels (BLLs) for many years. Many private tests are performed every year, primarily for children age 6 and under, by Skokie physicians. Most children testing above maximum BLLs have been foreign-born and/or recently moved to the Village from elsewhere, and their elevated BLLs were not caused by lead paint in Skokie. While LBP hazards are virtually non-existent in Skokie, the Village continues to monitor the situation by performing the following activities:

- Continuing the lead-screening program for higher risk cases in the Village Health Department.
- Providing information and educational materials to people being screened and to people who inquire about LBP hazards.
- Publishing information about LBP hazards in the Village’s newsletter and distributing information brochures to people applying for building permits.
- Promoting information about LBP hazards and the Village’s screening program in the local news media.
- Performing inspections for defective paint surfaces in all units constructed prior to 1979 as part of the Village’s housing rehabilitation program.
- Performing LBP inspections for rehab activities to be funded through CDBG where existing paint disturbance is likely for buildings built before 1979.
- Monitoring the results of the Village’s lead screening program and the overall condition of the housing stock to determine if additional actions are needed.

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

The Village’s Health Department believes the actions listed above are adequate to address the extent of LBP hazards in Skokie.

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

The Village's actions to address LBP hazards are integrated into housing policies and procedures in order to ensure a high level of quality of health for Village residents. The Village’s CDBG-funded Home Improvement Program is instrumental in helping to reduce LBP hazards. Low/moderate-income homeowners are able to apply for grants or loan interest payments to repair their homes, and if LBP hazards are found, they are appropriately removed as part of the program activities.
**SP-70 Anti-Poverty Strategy – 91.215(j)**

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

Although the poverty population of Skokie is not large compared to many other municipalities, it is this segment of the community whose needs are most critical. The number of families in poverty was 1,469 (2010-2014 ACS), an increase from 1,131 families in 2008-2012 (ACS), 710 families in 2000 (U.S. Census), and 471 families in 1990 (U.S. Census). In addition, the number of individuals in poverty was 7,545 (2010-2014 ACS), an increase from 6,104 individuals in 2008-2012 (ACS), 3,380 individuals in 2000 (U.S. Census), and 2,274 individuals in 1990 (U.S. Census).

Housing may be the most critical economic problem faced by persons in poverty; unfortunately, the number of housing subsidies is so few that the problem of housing cost is not going to be solved through an anti-poverty strategy. The Village's anti-poverty strategy will consist of mainly providing limited emergency assistance to persons with a very critical immediate need, and providing information and referral assistance to address longer-term needs.

The Village is somewhat unique for a community of its size, in that it has its own Human Services Division with social workers and other professional staff. The Village also has its own Health Department, which operates programs that are available at no cost to low-income families. Taking these various resources into consideration, the Village's anti-poverty strategy for the foreseeable future will consist of the following activities:

1. The Village will continue to seek additional housing resources for low/moderate-income persons.
2. The Village's Human Services Division will continue to provide emergency assistance to low/moderate-income persons, and other assistance to families in need through its social workers. Such assistance will include referrals local and public service agencies, which may include the State Department of Public Aid and the Department of Children and Family Services.
3. The Village's Health Department will continue to offer a number of free services to persons meeting the poverty guidelines.
4. The Village will continue to make available publications such as the Skokie Resource Guide and the Directory of Services for the Disabled, which provide valuable information on the nature and location of various services.
5. The Human Services Division will coordinate information on housing programs and other services. The Human Services Division, because of its information resources and staffing, will be the primary contact point in the Village for information on housing and other services for those in poverty.
6. The pursuit of job training and employment opportunities will support longer-term efforts to improve the socioeconomic status of Skokie residents.

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

The Village's poverty-reducing goals, programs, and policies will support at-risk individuals and families. The Consolidated Plan will serve as the framework for the Village and service providers to address the needs of the Skokie 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 Community Development staff and local entities.
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.

Village staff places particular emphasis on the timely expenditure of funds. All CDBG activities are expected to be completed during the program year (May 1 – April 30) in which funding is awarded. The Village prides itself on having one of the best disbursement rates in the State of Illinois, and this is accomplished by working closely with grantees to complete their projects in a timely manner. Agreements and contracts specifically state that funds must be used by April 30 of the program year. There must be extraordinary circumstances in order to obtain an extension of that timeframe, and under no circumstance are extensions granted to public service activities or administrative and planning activities since Skokie generally maximizes the limit on such cap-imposed activities.

Skokie operates its CDBG program on a reimbursement basis and makes every effort to pay out on activity invoices by April 30 so IDIS draws can be made within the program year. Village staff meets on a regular basis to discuss the progress of CDBG activities and constantly reminds grantees of the importance of completing their projects in a timely basis. Most large capital improvement projects are completed in the fall of each year to provide ample time for material testing, engineering review, and finalizing “punch list” items to complete the projects in the program year. The Village requires quarterly performance reports from each grantee of public service and public facility funding. On-site monitoring is performed as necessary, particularly if certain risk factors such as staff turnover, lack of reports, discrepancies in reported information, or unexplained variations in reported information occur.

The Village of Skokie will follow monitoring standards and procedures for housing and community development activities as outlined in the CDBG Monitoring Handbook. The monitoring effort will include:

1. Periodic meetings of Village staff involved in the development of this Consolidated Plan to constantly assess the objectives and priority activities of the plan and the progress of CDBG projects.

2. Periodic meetings with staff from the Human Services Division to discuss issues relative to affordable housing, homelessness, and other community development needs.

3. Establishing a tracking system based on the projected schedules of CDBG activities including regular, periodic reviews of the progress of all funded activities.

4. Regular personal contact with various community development agencies and public service providers impacting the priorities established in the Consolidated Plan and activities in response to those priorities.

5. Receipt of quarterly reports from CDBG-funded agencies, and conducting monitoring visits as warranted to such agencies.

6. Preparation of periodic reports on monitoring results and conducting at least two public hearings annually to review the goals and objectives of the Consolidated Plan, prepare an annual Action Plan, and evaluate the progress of CDBG-funded activities.

The Community Development Department will be responsible for monitoring the Village’s progress toward meeting both local and national community development goals and objectives. In addition, the Community Development staff will monitor for compliance with all applicable Federal rules and regulations for CDBG construction activities and public services.