



**VILLAGE OF  
SKOKIE**

**CAPER**  
2019 Consolidated Annual Performance and Evaluation Report

*FOR*

**COMMUNITY DEVELOPMENT BLOCK  
GRANT**

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

**PROGRAM YEAR 2019**  
(MAY 1, 2019 – APRIL 30, 2020)

Prepared by the Village of Skokie  
Community Development Department  
5127 West Oakton Street  
Skokie, Illinois 60077

July 29, 2020



### ***CR-05 - Goals and Outcomes***

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

*This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

The Village of Skokie has generally achieved its 2015-2019 Strategic Plan vision, goals, and objectives of its five-year Consolidated Plan and one-year Action Plan.

The projects from PY19 that warranted an extension to be requested and granted:

***Affordable Housing Initiative.** Village staff is designing a pilot program to improve a small group of townhomes or condominiums owned and occupied by income-eligible households. Due to the nature of the effort, COVID-19, and the need to reach out to prospective participants, including coordinating multiple households, an extension was granted.*

***CJE SeniorLife.** The timeline of the CJE SeniorLife project was impacted by a project on Howard Street in Evanston, prompting an extension. Due to the desire to support a more extensive upgrade of the senior center at the Village Center with non-CDBG funding sources, and accommodate the development of 60 affordable senior apartments in Evanston by enabling a temporary senior day program relocation from Evanston to Skokie for approximately 18 months, an extension was granted.*

The remaining construction and rehabilitation projects, including Turning Point's HVAC replacement and restroom accessibility upgrades, SHORE's partial HVAC replacement, AHS' ADA exam table chair installation, Search's ADA accessible ramp with landing, Orchard Village's window replacement, and Threshold's HVAC replacements (Church Street) and kitchen replacements (Wright Terrace) projects, plus the Village's street resurfacing and PY19 sidewalk replacement projects, were completed by the end of PY19. In addition, the PY18 Home Improvement Program was closed out, and the projects that received extensions – the WINGS' PY18 door replacement, Skokie's PY18 sidewalk replacement, SHORE's PY17/PY18 partial HVAC system replacement, and Zacharias Center's PY18 parking lot replacement – were all completed during PY19.

The Village's Home Improvement Program is an ongoing activity, as repairs to owner-occupied homes are needed year-round, so the PY19 project will remain open until all funding is expended, ensuring a continuous funding source.

Eleven organizations, plus the Village's Social Worker position, received CDBG public services funding. All CDBG public service activities were completed by the end of PY19.

A portion of the planning funds to meet housing initiatives for the upcoming five-year Consolidated Plan via the Regional Assessment of Fair Housing (AFH) were spent. Since these funds are subject to the 20% administration cap, the funds initially reserved for this activity will be spent on public facilities expenses in a future program year and funds have been budgeted in the administration cap to enable final payment in PY20.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Spent Source / Amount	Indicator	Unit of Measure	Strategic Plan			PY19 Program Year		
					Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
<b>Capital Improvements: Improve Facilities</b>										
Capital Improvements: Improve facilities ...	Public Housing Non-Homeless Special Needs	CDBG: see below	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted (WINGS, TPoint, SHORE 17/19, CJE, AHS, Search, Orchard, ThreshCW)	0	2150+ (PY19) —	-	0	WINGS, TPoint, SHORE 17/19, CJE, AHS, Search, Orchard, ThreshCW (PY19)	-
Capital Improvements: Improve facilities ...	Public Housing Non-Homeless Special Needs	CDBG: \$78,450.56	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted (WINGS, Search, Orchard, ThreshCW)	10	9+10 19	190.00%	5	10	200.00%
Capital Improvements: Improve facilities ...	Public Housing Non-Homeless Special Needs	CDBG: \$99,442.79	Facade treatment/business building rehabilitation	Business (TPoint, SHORE 17/19, CJE, AHS)	10	7+4 11	110.00%	5	4	80.00%
Capital Improvements: Improve facilities ...	Public Housing Non-Homeless Special Needs	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	126	126	100.00%	0	0	-
...										
Capital Improvements: Improve facilities ...	Public Housing Non-Homeless Special Needs	CDBG: \$0	Housing for Homeless added	Household Housing Unit	0	0	-	0	0	-
Capital Improvements: Improve facilities ...	Public Housing Non-Homeless Special Needs	CDBG: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	-	0	0	-
...										

<b>Capital Improvements: Improve Public Infrastructure</b>										
Capital Improvements: Improve public infra ...	Non-Housing Community Development	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted (Street Resurfacing)	12430	$\frac{12758+7927}{20685}$	166.41%	2633	$\frac{2808+2633+2486}{7927}$	301.06%
Capital Improvements: Improve public infra ...	Non-Housing Community Development	CDBG: \$2,700.75 \$1,344.36	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted (50/50 Sidewalk 18/19)	40	$\frac{29+20}{49}$	72.50%	8+8	$\frac{15+5}{20}$	122.50%
<b>Capital Improvements: Make Housing Affordable, Accessible, and Sustainable</b>										
Capital Improvements: Make housing affordable ...	Affordable Housing	CDBG: \$2,407	Rental units rehabilitated	Household Housing Unit (WINGS 18)	0	$\frac{15+4}{19}$	-	4	4	100.00%
Capital Improvements: Make housing affordable ...	Affordable Housing	CDBG: \$8,437.85 \$43,763.68	Homeowner Housing Rehabilitated	Household Housing Unit (Home Improvement Program: 18/19)	75	$\frac{49+8}{57^1}$	76.00%	15	$\frac{3+5}{8}$	53.33%
<b>Planning and Administration: Conduct Planning and Administration Activities</b>										
Planning and Administration: Conduct planning ...	Planning and Administration	CDBG: \$71,662.56	Other	Other (Planning and Administration)	0	0	-	0	0	-
<b>Services: Provide Financial Assistance for Programs and Services</b>										
Services: Provide financial assistance ...	Non-Homeless Special Needs	CDBG: \$85,990.86	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted (VOS, JCFS, CEL, AHS, Meals, MFS, PEER, Advocacy, NSSC, Argent, YOU)	2690	$\frac{4318^2+}{(PY19)}$	___%	1084	(PY19)	___%
Services: Provide financial assistance ...	Non-Homeless Special Needs	CDBG: see above	Homeless Person Overnight Shelter	Persons Assisted (Harbour)	20	$\frac{13+4}{17}$	85.00%	4	4	100.00%

<sup>1</sup> Typo from PY16 CAPER in the Actual Strategic Plan column. [11 (PY15) + 13 (PY16) = 24 cumulative] + 9 (PY17) = 33 cumulative

<sup>2</sup> Typo from PY16 CAPER in the Actual Strategic Plan column. [1,039 (PY15) + 613 (PY16) = 1,652 cumulative] + 1,211 (PY17) = 2,863 cumulative

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Consistent with prior program years, the Village's use of CDBG funding distribution is conceptually broken down as: 65% public facilities and infrastructure, 15% public services, and 20% program administration activities. The Village has three capital improvements goals:

1. Make housing affordable, accessible, and sustainable. Eight (8) owner-occupied homes were improved via the Village's Home Improvement Program, utilizing PY18 and PY19 funds. The remaining PY19 balance will be carried forward and used during PY20.
2. Improve public infrastructure. Approximately 7,927 residents of Census Block Groups 8070-1, 8073-1, and 8074-3 are now experiencing improved, resurfaced streets through the Village's street resurfacing program. A total of 20 homeowners received financial assistance for their 50% cost share of public sidewalk square replacements during PY19, as the PY18 and PY19 projects were completed in the past year.
3. Improve facilities. The building with 4 transitional apartments (PY18) had had its front and back doors replaced, improving the safety and security for its occupants. In addition, a mental health facility has 1 new HVAC unit and improved ADA accessibility to 2 restrooms, benefitting 396 Skokie residents; a facility assisting developmentally disabled and medically fragile clients has a new \_\_\_ (PY17) and \_\_\_ new variable air valves (PY19), benefitting \_\_\_ Skokie residents; and, a medical clinic installed an ADA-accessible exam chair/table, benefitting \_\_\_ Skokie residents. Finally, 6 group homes had items that were repaired or replaced, improving the living environments for a total of 30 residents with intellectual, developmental, and/or mental disabilities.

The Village has one services goal:

Provide financial assistance for programs and services. Supported organizations provided counseling, supportive, and referral services; child and youth services; services that enabled seniors to "age in place"; special needs services; health care services, including dental and home-delivered meals; financial, career, and employment counseling services; interpretation services with multilingual staff; and housing-related services by addressing issues such as homelessness prevention.

Finally, the Village has one planning and administration goal:

Conduct planning and administration activities. Village staff regularly contacted subrecipients, including activities such as agreement preparation and execution, quarterly reporting, reimbursement processing, monitoring, and on-site (or remote) pre-construction meetings and post-construction administration. Additional activities included meeting with members of other north suburban CDBG entitlement communities, working on creating consistent monitoring and reporting activities ... especially for subrecipients that receive funding from multiple entitlement communities.

***CR-10 - Racial and Ethnic composition of families assisted***

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	895
Black or African American	231
Asian	523
Native Hawaiian or Other Pacific Islander	12
Asian & White	0
Black/African American & White	1
Other multi-racial	239
<b>Total</b>	<b>1,901</b>
Hispanic	243
Not Hispanic	1,658

Table 2 – Table of assistance to racial and ethnic populations by source of funds  
additional PY19 data pending

**Narrative**

Skokie is a racially and ethnically diverse community, and it is reflected in the resident data above. Per the PR23 report, a total of 1,901 Skokie residents, including 243 Hispanic persons, and 11 households, including 0 Hispanic households, were served during PY19.

additional PY19 data pending

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		609,798 entitlement + 100,000 unallocated + 9,196 program income + 960 orchard + 3,150 zcenter = \$723,104	\$561,340.51
Other	Multiple 1	0	

Table 3 – Resources Made Available

### Narrative

The "Resources Made Available" (\$609,798) is the original entitlement for PY19. In addition, previously unallocated funds were made available to support projects such as the Affordable Housing Initiative, address lead-based paint testing and remediation activities for a group home (Orchard Village), and support increased costs for a parking lot replacement due to poor soil conditions (Zacharias Center). The "Amount Expended During Program Year: Program Year 2019" (\$561,340.51) is shown on Line 15 of the PR26 report.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low/Moderate-Income Areas (PY19)	28	33	VOS Street Resurfacing
Skokie (PY19)	72	67	All other CDBG projects

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The Village spent 33% of its PY19 entitlement allocation on a street resurfacing project in three low/moderate-income-eligible neighborhoods. The neighborhoods of focus were bound by:

- (8070-1) Church Street to the north, Greenwood Street to the south, Gross Point Road to the west, and Skokie Boulevard to the east
- (8073-1) Dempster Street to the north, Searle Parkway to the south, Niles Center Road/Terminal Avenue to the west, and Skokie Boulevard to the east
- (8074-3) Madison Street to the north, Oakton Street to the south, Skokie Boulevard to the west, and Kenton Avenue to the east

The remaining funds supported persons, households, businesses, and planning/administration activities during PY19, or will be carried forward support activities that will be completed in PY20.



## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Village's CDBG funding that was awarded to public services subrecipients covered a small fraction of their operating expenses, both to Village residents and to their respective coverage areas. Public facilities subrecipients were expected to provide a minimum 25% match toward their construction and rehabilitation projects, and some had a cost share that exceeded 25% once the budget was finalized.

Village-related activities all had funding matches as well. Street resurfacing, the social worker position, and the planning and administration staff had cost shares sourced by the Village's general fund. Street resurfacing was also supported by the motor fuel tax (MFT) and the local fuel tax (LFT).

The only publicly-owned land within the Village's jurisdiction that was used to address the needs identified in the plan was existing public right-of-way.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units (Home Improvement Program, Affordable Housing Initiative)	16	8
Number of Special-Needs households to be provided affordable housing units (WINGS 18, Search, Orchard Village, Thresholds CW)	6	10
<b>Total</b>	<b>22</b>	<b>18</b>

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	22	18
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>22</b>	<b>18</b>

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The number of non-homeless affordable housing units participating in the Home Improvement Program was 8 (with PY18 and PY19 funds), below the 15 projected per year for the five-year Consolidated Plan term. This program is very much in demand; however, not everyone is eligible, as prospective recipients are turned away due to their household incomes exceeding income requirements.

The remaining 10 affordable housing units are WINGS (4 units) and Community Integrated Living Arrangement (CILA) facilities (6 units). The WINGS project was a PY18 activity, increasing the anticipated number of special-needs housing units assisted with CDBG funds during the program year.

Discuss how these outcomes will impact future annual action plans.

The five-year total number of households participating in the Home Improvement Program was fewer than expected. The Village will continue to support these households so their homes remain affordable and can support their occupants to age-in-place.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	to be verified	0
Low-income	to be verified	0
Moderate-income	to be verified	0
Total	18	0

Table 7 – Number of Households Served

### Narrative Information

A total of 18 households, with a total of \_\_\_ occupants/residents, received housing assistance with CDBG funding via the Home Improvement Program, transitional housing, and CILA projects. All units were occupied by income-eligible households, exceeding the minimum 51% low/moderate-income requirement.

The Village does not directly receive HOME funds; therefore, no data is provided.

## CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Human Services Division refers homeless persons in need of assistance to a shelter in neighboring Evanston, Illinois, and other homeless service providers throughout the Chicago region. The Division also provides short-term, emergency lodging and rental assistance through the Human Services Division Emergency Fund, and provides families with other forms of monetary and food assistance through the Community Giving program.

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

Homeless prevention is the Village's primary approach to homelessness. A homeless person protocol was established on September 29, 2014.

#### 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.*

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

A Village Social Worker was involved in the development of the Cook County Continuum of Care Strategic Plan for services to the homeless and those at risk of becoming homeless. The Strategic Plan listed the following purposes of the Continuum of Care:

- Promoting a philosophy of 'Housing First' for all homeless persons with a vision for the elimination of homelessness in Suburban Cook County.
- Formulating plans consisting of goals, strategies, and projects that address the continuum of supportive services and housing needs of people who are homeless and those who are at-risk of homelessness.
- Providing communication and coordination of services to the homeless population across the suburban area.
- Facilitating the grant application process for funds dealing with Super Notice of Funding Availability (SuperNOFA) and other grants related to homelessness issues.

The Association of Homeless Advocates of the Northern District (AHAND) is the regional section of the Task Force that includes Skokie. The organization prioritizes the distribution of funding for homelessness programming in the region. By actively participating in the organization, the Village can refer residents for services through programs in other participating communities. AHAND helps the Village maintain connections with the area organizations that provide prevention funds and other financial assistance. Because of this connection, the Village remains up-to-date on who receives funding and how people can apply. The Village often assists with that process in terms of Case Management. During regular regional meetings, the participating communities share information on available shelter space and other programming availability. In this way, regional resources can be more efficiently and effectively maximized.

The Local Area Network (LAN) coalition is comprised of school social workers and employees of the Village's local non-profit organizations. This group no longer receives allocations of funding through the Illinois Department of Children and Family Services (DCFS) to provide assistance to families with the intention of stabilizing at-risk issues for children.

The Village also makes referrals to assist in obtaining clothing and furniture when families are in crisis.

**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**

Most homeless assistance in Skokie is of a preventive nature as opposed to direct services to someone without a residence; however, The Harbour helps homeless youth transition into permanent housing and independent living.

## CR-30 - Public Housing 91.220(h); 91.320(j)

### Actions taken to address the needs of public housing

The Village, along with Cook County and other entities, provided financial assistance to the Housing Authority of Cook County's (HACC's) for its modernization of the 126-unit Armond King Apartments building. Activities included the remodeling of all private apartments, plus common area improvements, window replacements, and the conversion of 27 units to meet Uniform Federal Accessibility Standards (UFAS). At the end of PY15, a total of 9 UFAS units had been converted, and at the end of PY16, the remaining 18 UFAS units had been converted. In addition, the remaining 99 affordable units, plus 1 caretaker unit, and the common areas were improved during PY16, completing the project.

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

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

Housing Choice Voucher Program participants have the opportunity to become future homeowners. Per the HACC's website ([https://thehacc.org/wp-content/uploads/2016/06/Homeownership\\_Brochure\\_2018.pdf.pdf](https://thehacc.org/wp-content/uploads/2016/06/Homeownership_Brochure_2018.pdf.pdf)):

#### *REALIZE THE AMERICAN DREAM OF HOME OWNERSHIP*

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

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

#### *GETTING STARTED*

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

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

### Actions taken to provide assistance to troubled PHAs

The HACC is not designated as troubled.

## CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

### *Skokie Boulevard*

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

### *Winnebago Park and Tecumseh Park Neighborhoods*

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

### *R5 Transit Area Housing Zoning Regulations*

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

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

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

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

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

Discussion regarding tax policies affecting land, fees, and charges are expected to remain unchanged; however, these items and policies affecting the return on residential investment may be considered in future program years. Prospective developers who approach the Village with their mixed-use or residential development ideas are encouraged to include affordable units before they proceed through the development approval process.

From a transportation perspective, the Village received a technical assistance grant from the Active Transportation Alliance to prepare a Complete Streets Policy (approved March 2016) and provide implementation guidance through September 2017. The Village will approach transportation improvements and projects as opportunities to create safer and more accessible streets and corridors for users of all ages and abilities, with an emphasis on prioritizing the needs of pedestrians, bicyclists, and transit users. This will facilitate lower transportation costs and options for employment access.

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

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Village has distributed, and will continue to fairly distribute, CDBG funding to organizations who will attempt to address the obstacles in meeting the underserved needs of the community.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

*Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j) – (different heading in IDIS)*

The current understanding of the Skokie Health Department as it pertains to high Blood Lead Levels (BLLs) in children are cultural practices or lead sources outside of Skokie, and not the paint found in Skokie homes. The Skokie Health Department will continue to monitor the Lead-Based Paint (LBP) issue, and if there is a case for further action, the existing procedures will be reviewed and amended as needed. In the interim, the Skokie Health Department plans to educate residents on potential sources of lead, such as the eyeliner known as “Kohl” or “Surma” which is applied to infants in certain immigrant communities.

In addition, the Community Development Department has monitored and will continue to monitor lead levels in homes participating in the Home Improvement Program where paint disturbance will occur or there are deteriorating paint conditions. This year, paint disturbance was expected for ~~two~~ of the owner-occupied homes and 1 CILA. A 4-unit transitional housing building was also tested during PY18, and the tested area received a “Lead-Based Paint Free” certificate. A state licensed lead inspector tested the buildings. Remediation was necessary for \_\_\_ owner-occupied home(s), 1 CILA, and \_\_\_, and the remediation activities were included as part of the project activities.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Village has maintained, and will continue to work toward maintaining or increasing, affordable housing, providing a stable base environment from which to work. In addition, the Village’s Economic Development Division is making strides to grow the Village’s economy by working to redevelop vacant properties and commercial spaces and attracting new businesses to Skokie.

Most if not all the economic development activities will be accomplished by utilizing several funding sources including the Village’s Economic Development Fund, tax increment financing (TIF), and local funding, with little to no CDBG funding. Due to COVID-19, CDBG-CV funding may support eligible local businesses should Small Business Administration (SBA) or other funding sources not be available to Skokie businesses in need.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Village staff provided, and will continue to provide, technical assistance to subrecipients throughout the program year, including on-site pre-construction meetings and quarterly reporting assistance.

Since the Village’s 2014 HUD monitoring visit, policies and procedures related to grant management have been monitored, updated as needed, and documented in the CDBG procedures folder. CDBG administration staff will continue to look for operational efficiencies and attend relevant training and conferences. In addition, Skokie has worked with CDBG staff from Arlington Heights, Des Plaines, Evanston, Hoffman Estates, Mount Prospect, Palatine, Schaumburg, and others, as we look to establish consistent reporting and procedures, enabling organizations that serve two or more of our communities to efficiently run their programs that receive CDBG funding.



**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

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

## CR-40 - Monitoring 91.220 and 91.230

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

The Village monitors all subrecipients on a quarterly basis. In addition, public facilities projects involve pre-construction meetings, where CDBG-related administration and expectations are explained verbally to the contractor and subrecipient staff, payroll processing, etc. Finally, public services subrecipients receive further monitoring when they are new to the program, have new staff, and/or possible discrepancies are found in their quarterly reporting.

### Citizen Participation Plan 91.105(d); 91.115(d)

*Citizen Participation Plan 91.105(d); 91.115(d) – (different heading in IDIS)*

*Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.*

The Village of Skokie provides frequent notices, publishes all required legal advertisements, and conducts at least four public hearings every year. Public hearings for PY19 were conducted on December 17, 2018, and January 22, February 4, and March 4, 2019. No citizen comments were received during the PY19 public hearings regarding the Consolidated Plan, Action Plan, or CDBG programs/activities.

In preparation for the five-year Consolidated Plan, online surveys and round table discussions with local organizations were conducted in summer 2014, providing additional long-range input for the next five years.

A substantial amendment public hearing for the Citizen Participation, PY15-19 Consolidated, and PY19 Action Plans was held on June 15, 2020, to support Skokie's CDBG-CV funding distribution. The CDBG-CV plans were submitted to HUD on June 19, 2020. Reporting for these activities is expected in the PY20, and possibly PY21, CAPERs.

A legal notice requesting public input on this CAPER was published on June 18, 2020. The 30-day comment period began on June 19, 2020, and ended at 5:00 p.m. on July 24, 2020. The draft CAPER was available online at [www.skokie.org/1073/CAPER](http://www.skokie.org/1073/CAPER). Due to COVID-19 protocols, hard copies were not available this year in the reference section of the popular Skokie Public Library or Village Hall. Written comments may be submitted by these three methods: email to [carrie.haberstich@skokie.org](mailto:carrie.haberstich@skokie.org); or mail to Village of Skokie, Carrie Haberstich, Planner/CDBG Administrator, 5127 Oakton Street, Skokie, IL, 60077; or via the Village's dropbox located by the public entry to Village Hall. Village staff will respond within 15 days of receipt of written comments.

**To-date, no written or verbal citizen comments have been received.** If any comments are received, they will be forwarded to HUD accordingly.

**B12**  
CN Thursday, June 18, 2020 | A Chicago Tribune Publication

**Legal Notices**

**NOTICE OF COMPLETION OF COMMUNITY DEVELOPMENT BLOCK GRANT COMPREHENSIVE ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)**

In compliance with Section 104(d) of the Housing and Community Development Act of 1974 and U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR 570, the Village of Skokie has completed the CAPER for Program Year 2019 of the Community Development Block Grant program.

Copies of the draft CAPER will be available for public review beginning Friday, June 19, 2020, at [www.skokie.org/1073/CAPER](http://www.skokie.org/1073/CAPER). Hard copies may also be available in Village Hall in the Planning Division and the Skokie Public Library in the Reference Department if they reopen to the public. All comments or concerns should be made in writing to the contact person listed below by Friday, July 24, 2020, by 5:00 p.m. Village staff will respond to all written comments received from the public within 15 days, where practicable, and will incorporate them into the final report to HUD.

Submit written comments by these three methods: email to [carrie.haberstich@skokie.org](mailto:carrie.haberstich@skokie.org); or mail to Village of Skokie, Carrie Haberstich, Planner/CDBG Administrator, 5127 Oakton Street, Skokie, IL, 60077; or via the Village's dropbox located by the public entry to Village Hall.

6/18/2020 6697879

CAPER Notice  
*Skokie Review*, Thursday, June 18, 2020

## CR-45 - CDBG 91.520(c)

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

To-date, no changes have been made to the standard CDBG program objectives. An addition to the vision statement and new objectives were added in June 2020 to support the \$361,988 in CDBG-CV funds to support Skokie's COVID-19 response for low/moderate-income residents as they were not addressed in the existing goals and objectives. Village staff worked with the appropriate staff and organizations to formally consider the amendments to the Citizen Participation, PY15-19 Consolidated, and PY19 Action Plans, and communicated those needs to the Village Board of Trustees during a June 15, 2020, public hearing.

Prior to COVID-19, the only potential change envisioned was the number of persons, households, businesses, and/or housing units to be served if the projects were greatly over- or under-estimated.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A