

# DRAFT

## City of Des Plaines PY2026 CDBG Annual Action Plan



Prepared by the City of Des Plaines  
Department of Community and Economic  
Development (CED)

DRAFT AAP posted: June 10, 2026

Planned Date of Adoption: July 20, 2026

## TABLE OF CONTENTS

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<b>The Process</b> .....	<b>1</b>
AP-05 Executive Summary—91.200(c), 91.220(b) .....	1
PR-05 Lead & Responsible Agencies .....	4
AP-12 Participation-91.401, 91.105, 91.200(c).....	12
<b>Expected Resources</b> .....	<b>14</b>
AP-15 Expected Resources – 91.420(b), 91.220(c) (1,2).....	14
<b>Annual Goals and Objectives</b> .....	<b>15</b>
AP-20 Annual Goals and Objectives— 91.420, 91.220(c)(3) & (e) .....	15
AP-35 Projects – 91.420, 91.220(d) .....	17
AP-38 Project Summary .....	18
AP-50 Geographic Distribution – 91.420, 91.220(f).....	22
AP-75 Barriers to affordable housing— 91.420, 91.220(j) .....	24
AP-85 Other Actions – 91.420, 91.220(k) .....	25
<b>Program Specific Requirements</b> .....	<b>25</b>
AP-90 Program Specific Requirements – 91.420, 91.220(l) (1,2,4).....	28

# The Process

## AP-05 EXECUTIVE SUMMARY–91.200(C), 91.220(B)

### Introduction

The City of Des Plaines is classified as an entitlement community with a population of nearly 60,000 residents and receives an annual allocation of Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD).

The City expects to receive \$286,952 in CDBG funding for Program Year (PY) 2026. This reflects a 9.2% decrease from the previous year's \$316,052 grant. The City plans to reprogram \$292,442 from previous program years in PY2026 as well. The annual CDBG budget is determined by HUD through a statutory dual formula that uses several objective measures of community needs that include: extent of poverty, population, housing overcrowding, age of housing, and population growth lag in respect to other metropolitan areas. The City will use 100% of the grant to assist low- and moderate-income households.

The City's Annual Action Plan (AAP) for PY2026 outlines programs and activities funded by the CDBG budget from October 1, 2026, to September 30, 2027, aligned with goals in the City's Consolidated Plan. HUD requires three key documents from CDBG recipients: the Consolidated Plan, the Annual Action Plan, and the CAPER (Consolidated Annual Performance and Evaluation Report). The Consolidated Plan, updated every five years, provides a community snapshot and long-term goals. The current Consolidated Plan began October 1, 2025, and will continue through September 30, 2029. The Annual Action Plan allows for yearly adjustments to meet goals or address new issues, with the CAPER reporting program results. The Annual Action Plan and CAPER must be submitted annually.

Although a member of the Cook County Consortium, the City will continue to receive a direct allocation of CDBG funds from HUD, and the strategies developed for the use of our CDBG funding are specific to the City of Des Plaines.

### Summary of the Objectives and Outcomes Identified in the 5-year Consolidated Plan

The City of Des Plaines identified five community priorities in the Strategic Plan through a needs assessment and public participation:

- 1) Capital Improvements: Preserve Existing Housing Stock
- 2) Capital Improvements: Improve Public Facilities and Infrastructure
- 3) Public Services: Provide Financial Assistance for Non-Housing Programs/Services
- 4) Conduct Planning and Administration Activities

The City of Des Plaines' entitlement grant is limited; thus, not all programs will be funded with CDBG funding in a given Program Year. In the Consolidated Plan, the City of Des Plaines included programs that

do not receive funding to ensure that the priorities of the community are met through a variety of resources.

The Community Needs are listed by HUD codes and categories. Priorities are assigned as follows:

- High-Currently funded (with CDBG funds)
- Medium-Currently funded (with CDBG funds)
- Low-Reliant upon outside support and resources

### **Evaluation of Past Performance**

The City of Des Plaines has been a recipient of the CDBG funds since 1974. Since the beginning of the program, the City has obtained several million dollars in CDBG funds to address housing and community development needs for low- and moderate-income residents. The City has effectively worked with HUD over the last 50 years of the program's existence and has consistently complied with all the federal requirements of the program.

Performance measurements have been developed for each program funded through CDBG. Every program has been assigned objectives, outcomes, and indicators. The three objectives are a suitable living environment, decent housing, and creating economic opportunities. The three outcome categories are availability/accessibility, affordability, and sustainability. Accomplishments for all programs are reported in HUD's Integrated Disbursement and Information System (IDIS). At the end of each Program Year, a CAPER is submitted to HUD and posted on the City's website, which identifies the accomplishments and level of progress in meeting the priorities and goals identified in the five-year Consolidated Plan for that respective year.

During PY2025, the City expects to utilize over \$140,000 of funding for home rehabilitation projects, and just over \$60,000 for planning and administrative costs.

### **Summary of Citizen Participation Process and Consultation Process**

The City of Des Plaines PY2026 CDBG Annual Action Plan public comment period began on June 10, 2026, and ends on July 13, 2026. Notification of this period was published in the *Des Plaines Journal & Topics Newspaper* on June 10, 2026. The Draft Plan was made available on the City website and at City Hall on June 10, 2026. During this time, citizens were invited to submit written comments or recommendations to the City. The Public Hearing is planned for June 25, 2026 to allow the public to present any questions or comments about the Annual Action Plan. During the Hearing, Community and Economic Development staff will provide a brief review of the CDBG Program and the purpose of the Annual Action Plan. The Annual Action Plan is planned for review by City Council on the Consent Agenda during their meeting on July 20, 2026.

### **Summary of Public Comments**

Leading up to the public comment period, staff received a request from the non-profit entity Rimland to have generators installed at three of their community integrated living arrangement (CILA) homes. Rimland's letter is included with this Draft AAP. Further public comment is welcome during the comment period and will be presented to City Council and in the final submission to HUD.

### **Summary of Comments/Views Not Accepted and the Reasons for Not Accepting Them**

N/A

### **Summary**

One proposal from Rimland was received prior to the public comment period. Refer to Appendix A.

## PR-05 LEAD & RESPONSIBLE AGENCIES (91.200(B))

### Agency/Entity Responsible for Preparing/Administering the Annual Action Plan

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

Agency Role	Name	Department/Agency
Lead Agency	DES PLAINES, IL	Community and Economic Development
CDBG Administrator	DES PLAINES, IL	Community and Economic Development

**Table 1 – Responsible Agencies**

### Narrative

The Community and Economic Development Department of the City of Des Plaines is responsible for the preparation of this Consolidated Plan and is the agency responsible for administering the City’s CDBG programs.

### Annual Action Plan Public Contact Information

City of Des Plaines  
Community and Economic Development  
1420 Miner Street  
Des Plaines, IL 60016

#### Primary Contacts:

Ryan Johnson, Assistant Director of CED – Administration  
847-391-5381 | [rjohnson@desplainesil.gov](mailto:rjohnson@desplainesil.gov)

Jonathan Mendel, Assistant Director of CED – Planning / Zoning / Licensing  
847-391-5307 | [jmendel@desplainesil.gov](mailto:jmendel@desplainesil.gov)

#### Secondary Contact:

Jeff Rogers, AICP – Director of CED

#### Tertiary Contact:

Dorothy Wisniewski, City Manager

### 1. Introduction

The City consulted with individuals, residents, government departments, non-profit organizations, social service agencies, affordable housing providers, and others concerning the development of the Consolidated Plan. The City maintains constant contact with the public and assisted housing providers and governmental health, mental health, and service agencies. Additional consultation occurred after the results of the survey.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City maintains constant contact with the public and assisted housing providers and governmental health, mental health, and service agencies. In addition to requesting response through the community survey, separate consultation occurred with these entities after survey results were analyzed.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City partners with the Alliance to End Homelessness in Suburban Cook County, which is the Continuum of Care coordinator for suburban Cook County, to provide data and expertise regarding the needs of homeless persons and persons at risk of homelessness. In FY2024, the Alliance received \$27,475,978 to address the needs of unhoused persons within its area.

The City coordinates with the Alliance's goals and efforts and needs to address the homeless population. Our shared goals focus on the following areas:

- Expanding housing support access so every eligible household can receive assistance
- Making housing affordable for all income levels through the development of new units, and policies that support affordability
- Implementing prevention strategies to stop people from entering homelessness

The City also works closely with local non-profits who receive funds from the Alliance, including WINGS, Northwest Compass, and the Center of Concern. Each year, the City accepts applications from a number of social service agencies, including those focused on serving the unhoused, to support their efforts in serving the homeless populations within the City. Finally, the Department of Community and Economic Development works with City departments such as the Department of Human Services and the Police Department to implement its programming that addresses homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City does not receive Emergency Solutions Grant funds.

**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**

1	<b>Agency/Group/Organization</b>	DES PLAINES
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email
2	<b>Agency/Group/Organization</b>	Northwest Compass
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email
3	<b>Agency/Group/Organization</b>	ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email
4	<b>Agency/Group/Organization</b>	NORTH WEST HOUSING PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email
5	<b>Agency/Group/Organization</b>	WINGS
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email
6	<b>Agency/Group/Organization</b>	Cook County Department of Planning and Development
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email
7	<b>Agency/Group/Organization</b>	THE HARBOUR, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email notice of an online community survey and follow up consultation email

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no agencies or agency types that were intentionally not consulted. Staff individually consulted with a wide array of agency types to ensure all were considered.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The data and information regarding homeless needs, shelter facilities and services were used in developing the goals of our Strategic 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 Des Plaines Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Planning For Progress	Cook County	As the lead agency for the Cook County HOME Consortium, Cook County's Department of Planning and Development developed Planning for Progress which outlined five key priority objectives, all of which are also important to Des Plaines. Among these goals are housing services, including promoting affordability and maintaining the existing housing stock, which the City intends to address with CDBG funds.
Comprehensive Plan	Des Plaines	The Comprehensive Plan contains a sections regarding addressing affordability and maintaining existing housing stock, as well as encouraging aging in place and accessibility for residents.

**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(I))**

**Narrative**

Below is a complete list of agencies, groups or organizations invited to participate in the community survey and provided a follow-up consultation invitation. No additional responses were provided by these agencies during the consultation process:

Alliance for Immigrant Neighbors, Alliance to End Homelessness in Suburban Cook County, Arlington Heights School District #214, Avenue to Independence, Bessie's Table-FUMC, Catholic Charities, Chicago Methodist Senior Services, Chicago Metropolitan Agency for Planning, Children’s Advocacy Center of North and Northwest Cook County, Clean-Up-Give Back, Community Consolidated School District #59, Community Consolidated School District #62, Connections for the Homeless, Inc., Cook County Bureau of Economic Development, Cook County Department of Planning and Development, Cook County Department of Public Health – HIV Surveillance, Dental Lifeline, Des Plaines Chamber of Commerce, Des Plaines Community Foundation, Des Plaines Park District, Elk Grove Township, Feed My Sheep Des Plaines, Inc., Fellowship Housing Corporation, Fish of Park Ridge - Volunteer Transportation, Frisbie Senior Center, Health and Human Services, City of Des Plaines, Home of the Sparrow Inc., Housing Authority of Cook County, Housing Opportunity Development Corporation, Illinois Guardianship and Advocacy Commission – Office of State Guardian, Illinois Health Department – IL Lead Program, Journeys-The Road Home, KAN-WIN, Kenneth Young, Kids Above All, Life Span, Little City Foundation, Maine -Niles Association of Special Recreation, Maine Township, Maine West High School District 207, Maryville Academy, Metropolitan Family Services, Mount Prospect Park District, NAMI Northwest

Suburban, National Alliance on Mental Illness-(CCNS), North & Northwest Taskforce for Supportive Housing for the Mentally Ill, North Shore Senior Center, North West Housing Partnership, Northwest Center Against Sexual Assault (Northwest CASA), Northwest Compass Inc., Northwest Municipal Conference, Oakton Community College #535, Open Communities, PADS: The Journey Home, Rebuilding Together - Suburban Cook County, Resources for Community Living, Search Inc., Self Help Pantry of Des Plaines, Shelter, Inc., The Bridge Youth & Family Services, The Center for Enriched Living, The Center of Concern, The Harbour, Inc., The Josselyn Center, The Salvation Army: Des Plaines, The Volunteer Center, Trinity Lutheran Church: Five Loaves and Two Fish Ministry, United Way North-Northwest, Wheeling Township, Willows Academy, WINGS Inc.

**Summary of citizen participation process/Efforts made to broaden citizen participation**  
**Summarize citizen participation process and how it impacted goal-setting**

Des Plaines' CDBG Citizen Participation Plan (CPP) outlines the procedures the City will follow to solicit public participation in CDBG planning. A full copy of the CPP was part of the PY2025-29 Consolidated Plan and is available upon request from the City.

This Annual Action Plan (AAP) was published in draft form and made available to the public via the City's website: [desplainesil.gov/cdbg](https://desplainesil.gov/cdbg) and in hard copy at the Community and Economic Development department at City Hall on June 10, 2026.

The City of Des Plaines PY2026 CDBG AAP public comment period began on June 10, 2026 and will end on July 13, 2026. Notification of this period was published in the *Des Plaines Journal & Topics* newspaper and posted on the City's website on June 10, 2026. During this time, citizens are invited to submit written comments or recommendations to the City.

A Public Hearing is planned for June 25, 2026 to allow the public to present any questions or comments about the Annual Action Plan. Community and Economic Development staff will give a brief review of the CDBG Program and the purpose of the Annual Action Plan. Adoption of the final Annual Action Plan is scheduled to occur at the July 20, 2026 City Council meeting.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Not targeted/ broad community	A Public Hearing will be held at City Hall on June 25, 2026	Refer to Appendix B for minutes including public comment. Public comment surrounded questions of how fair and affordable housing policy will be influenced by CDBG.	N/A	
2	Internet outreach	Not targeted/ broad community	Notice concerning the availability of CDBG funding, the Public Hearing, and the 30-day Draft Annual Action Plan was posted on the City's website on June 10, 2026. The Draft Plan was posted on the website on June 10, 2026.	This section to be added after public hearing.	N/A	<a href="http://www.desplainesil.gov/cdbg">www.desplainesil.gov/cdbg</a>
3	Newspaper Ad	Not targeted/ broad community	On June 10, 2026, the City published a legal notice in the Journal and Topics newspaper concerning the Public Hearing and the location of the 30-day Draft Annual Action Plan on the City's website.	No comments	N/A	

**Table 4 – Citizen Participation Outreach**

# EXPECTED RESOURCES

## AP-15 EXPECTED RESOURCES – 91.420(B), 91.220(C) (1,2)

### Introduction

The resources tallied in the table below are up to date as of the draft of this plan.

### Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available in Program Year				Remainder of Con Plan
			Annual Allocation	Program Income	Prior Years' Resources	Total	
CDBG	Federal, HUD	Housing, Public Infrastructure, Public Facilities, Public Service Planning and Admin	286,952	N/A	292,442	579,393.84	900,000 (based on an estimate of \$300,000 per year with 3 years remaining)

**Table 1 – Anticipated Resources-Priority Table**

**Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied**

The City of Des Plaines does not anticipate using federal funds with a matching requirement, and the CDBG entitlement grant does not have a matching requirement.

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

As stated in the PY2020-2024 Consolidated Plan, CDBG may support capital projects that benefit LMI residents or neighborhoods, including infrastructure, park facilities, lighting, and landscaping. Most of these needs are met with non-federal sources, but CDBG will be used for back-up projects if unspent funds accumulate. Potential projects include improvements to streets, alleys, sewers, and other infrastructure.

### Discussion

The City of Des Plaines anticipates an allocation of \$286,952 in CDBG funds for PY2026. It is estimated that there will be approximately \$292,442 of CDBG funding available from previous allocations for reprogramming.

# ANNUAL GOALS AND OBJECTIVES

## AP-20 ANNUAL GOALS AND OBJECTIVES– 91.420, 91.220(C)(3) & (E)

### PY2024 Goals Summary Information

	Goal Name	Start / End Year	Category	Funding	Goal Outcome Indicator
1	<b>Capital Improvements: Preserve Existing Housing Stock</b>	2026	Affordable Housing	\$291,466	Homeowner Housing Rehabilitated- Household Housing Units.  CILA Home Projects in Single Family Housing.  Number of Household Housing Units (15)
2	<b>Planning and Administration: Conduct Planning and Administration Activities</b>	2026	Planning and Administration	\$57,390	

**Table 2 – Goals Summary**

## **Goal Descriptions**

During PY2026, the City will focus on the following Goals from the Consolidated Plan. The Program Year will not include funding for Public Facilities, instead focusing on Capital Improvement projects and Home Repair projects.

### **Capital Improvements: Preserve Existing Housing Stock**

Des Plaines will use CDBG funds to assist low-income residents to reduce their housing cost burden by providing counseling, home repairs, and home modifications. City CDBG staff would like to provide affordable, accessible, sustainable housing for our growing elderly low- and moderate-income population. City CDBG staff will partner with the City's Human Services Division, the Community and Economic Development Department, and our sub-recipient agencies to reassess the need for modified and new housing-related programming in future years as we prepare our annual action plans.

The City is also considering the addition of a program to preserve the single-family housing stock that functions as homes for Community Integrated Living Arrangements (CILA) for adults with disabilities, which is a presumed-benefit group in CDBG. The City would make funding available for electric generators at three local Rimland CILAs, and Rimland would enter a Subrecipient Agreement with the City.

### **Planning and Administration: Conduct Planning and Administration**

Des Plaines will use 20% of its CDBG funds to conduct, administer, and plan its programming. Prepare the five-year Consolidated Plan, the one-year Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) and administer the CDBG program daily.

## AP-35 PROJECTS – 91.420, 91.220(D)

### Introduction

The City has found that many of the following projects, introduced via previous Consolidated Plans, still serve an unmet need in our low- and moderate-income communities, and should be continued with the start of our CDBG 2024 Program Year on October 1, 2026. In addition, the 2025-29 Consolidated Plan has identified new areas of need that CDBG funds can be used to address. The City will be pursuing relationships with current sub-recipients to implement programs that address the needs of the Consolidated Plan.

### Projects

#	Project Name
1	North West Housing Partnership: Home Repair
2	North West Housing Partnership: Minor Repair
3	City of Des Plaines, CED: Priority Life Safety Home Repair Program
4	City of Des Plaines, CED: Planning and Administration
5	Rimland CILA Homes: Generator Installation

**Table 20 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has opted to prioritize the use of CDBG funds for housing rehabilitation. This is based on the information collected during the Consolidated Plan needs assessment, including the review of Census and HUD-provided data, input received through the citizen participation and consultation process, and a review of past performance. The allocation priorities are also based on the availability of local funding to address other community development needs, including support of social service agencies, public facility and infrastructure projects, and economic development. By focusing the CDBG funds on housing rehabilitation, the City feels it can make the most efficient use of the limited funding available. In PY2025, funding was allocated to the housing rehabilitation programs that was not expended prior to this Consolidated Plan. The remaining funding will be used for these activities.

Funding for Rimland CILAs serves preserved benefit community of adults with disabilities and also protects existing housing stock within the community.

## AP-38 PROJECT SUMMARY

### Project Summary Information

1	<b>Project Name</b>	Northwest Housing Partnership Home Repair
	<b>Target Area</b>	Des Plaines - Citywide
	<b>Goals Supported</b>	Capital Improvements: Preserve Exst. Housing Stock
	<b>Needs Addressed</b>	Ensure Housing is Affordable, Acces. & Sustainable
	<b>Funding</b>	CDBG: \$382,003.00
	<b>Description</b>	The City provides single-family homeowner residences with 0% interest, deferred, forgivable loans to correct code violations, and perform large-scale home repairs. Low- and moderate-income homeowners are eligible for 100% of repair costs up to \$24,000. Loans are forgiven after 10 years. A lead inspection is carried out before the performance of any work and is included in this budget as part of the delivery cost. HUD requires all homes receiving federal funds for housing rehabilitation assistance to undergo a lead paint inspection and risk assessment. Properties that are determined to have significant lead-based paint hazards may also be required to undergo a clearance inspection following completion of the rehabilitation work. Following the completion of the rehabilitation work, a lien is placed on the property for the total cost of the work. If the homeowner does not transfer the title to the home within ten (10) years of obtaining the loan, the lien lapses. No interest charged.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 housing units estimated to be rehabilitated for low/moderate income Des Plaines residents.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Northwest Housing Partnership Minor Repair
	<b>Target Area</b>	Des Plaines - Citywide
	<b>Goals Supported</b>	Capital Improvements: Preserve Exst. Housing Stock
	<b>Needs Addressed</b>	Ensure Housing is Affordable, Acces. & Sustainable
	<b>Funding</b>	CDBG: \$80,000.00

	<b>Description</b>	The Minor Repair Program offers low- and moderate-income households up to \$8,000 to address minor repair issues in the home that do not cause immediate public safety concerns and therefore would not qualify for the Emergency Repair Program. Also, this program will be marked towards the Low- and Moderate-income elderly population as well as Low- and Moderate-income disabled populations of Des Plaines to perform accessibility modifications in these households to support aging in place. Following the completion of the rehabilitation work, a lien is placed on the property for the total cost of the work. If the homeowner does not transfer the title to the home within three (3) years of obtaining the loan, the lien lapses. No interest charged.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 housing units estimated to be rehabilitated for low/moderate income Des Plaines residents.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	
3	<b>Project Name</b>	Priority Life Safety Home Repair Program
	<b>Target Area</b>	Des Plaines - Citywide
	<b>Goals Supported</b>	Capital Improvements: Preserve Exst. Housing Stock
	<b>Needs Addressed</b>	Ensure Housing is Affordable, Acces. & Sustainable
	<b>Funding</b>	CDBG: \$20,000.00
	<b>Description</b>	The Priority Life Safety Home Repair Program (PLS) will provide small grants of up to \$5,000 to income-eligible homeowners for urgent repairs related to furnaces, boilers, water heaters, minor window and door repairs, or other critical health and safety needs. Over the next five years, the City aims to rehabilitate 10 homes through this program. Assistance will be provided in the form of a grant with no repayment required.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 housing units estimated to be rehabilitated for low/moderate income Des Plaines residents.

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
4	<b>Project Name</b>	CDBG Planning and Administration
	<b>Target Area</b>	Des Plaines - Citywide
	<b>Goals Supported</b>	Conduct Planning and Administration Activities
	<b>Needs Addressed</b>	Provide Planning and Administration
	<b>Funding</b>	CDBG: \$57,390
	<b>Description</b>	Max. 20% of the CDBG annual allocation is used by the City to fund the administration of the whole program.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
5	<b>Project Name</b>	Rimland CILA Home Generator Installation
	<b>Target Area</b>	Des Plaines - Citywide
	<b>Goals Supported</b>	Capital Improvements: Preserve Exst. Housing Stock
	<b>Needs Addressed</b>	Ensure Housing is Affordable, Acces. & Sustainable
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	The City is also considering the addition of this program to preserve the single-family housing stock that functions as homes for Community Integrated Living Arrangements (CILA) for adults with disabilities, which is a presumed-benefit group in CDBG. The City would make funding available for electric generators at three local Rimland CILAs, and Rimland would enter a Subrecipient Agreement with the City. The generators would provide important continuity in electric service for residents that require devices to be powered at all times.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 housing units to be improved for presumed benefit adult Des Plaines residents residing in CILA homes.

	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Electric Generator Installation

## AP-50 GEOGRAPHIC DISTRIBUTION – 91.420, 91.220(F)

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

The City’s main priority for the program year will be to address the condition of the housing stock for low-income residents throughout the City. The City will base these investments on the income of the assisted household and will not provide a priority or preference based on the location of the house.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low to Moderate Income Census Block Groups	
Des Plaines - Citywide	100

**Table - Geographic Distribution**

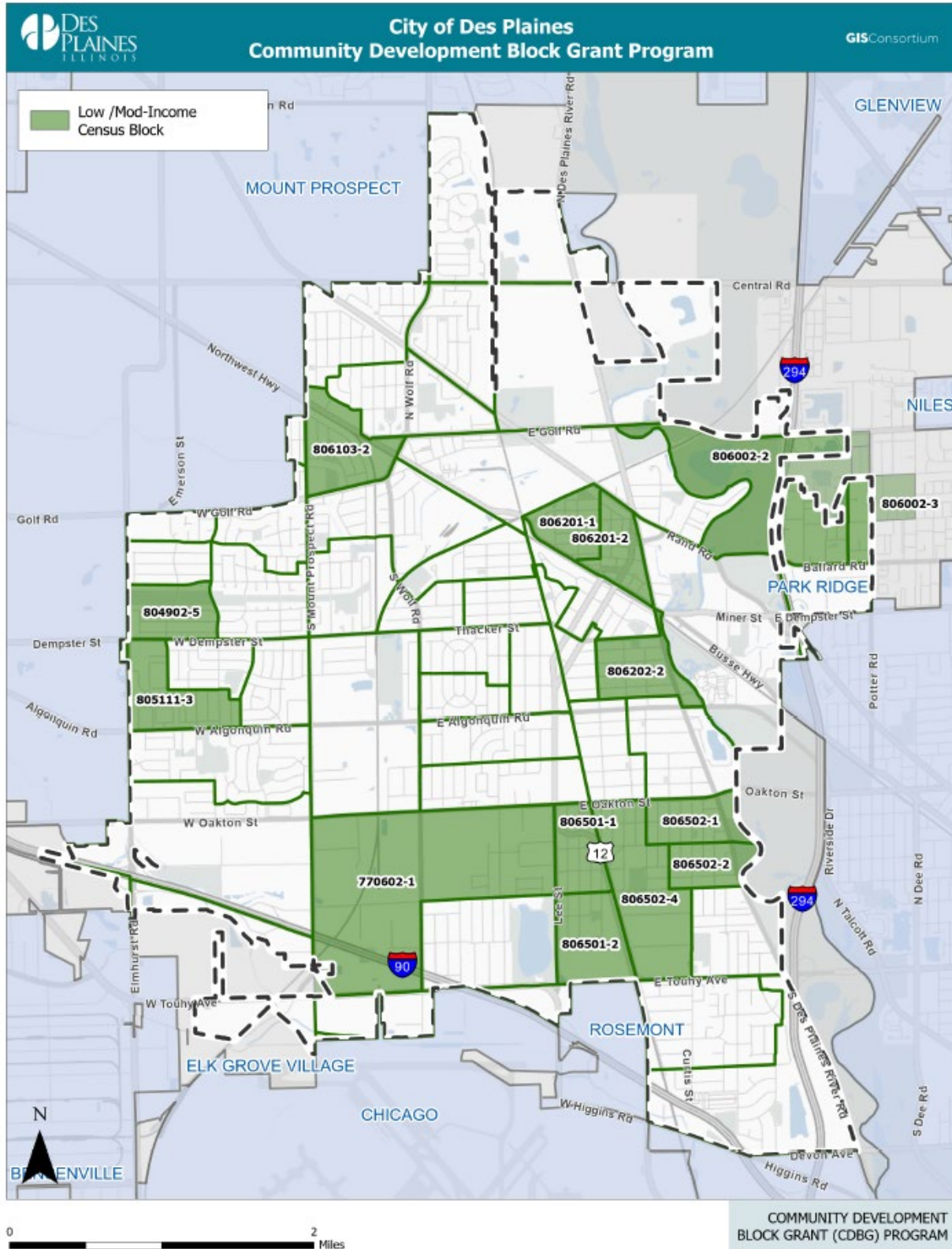
### **Rationale for the priorities for allocating investments geographically**

The City does not use geography as a basis for allocating CDBG funds. The City will assist homeowners based on income on a first-come, first-served basis as they apply and qualify for the program.

### **Discussion**

Specific project locations will be identified during the program year for the home repair programs.

# City of Des Plaines Low- and Mod Income Census Block Groups:



## AP-75 BARRIERS TO AFFORDABLE HOUSING– 91.420, 91.220(J)

### **Introduction**

Compared to neighboring communities, and much of the metropolitan region, Des Plaines boasts a reasonable supply of relatively affordable housing. However, there are realities and policies in place in Des Plaines that may potentially be an impediment to affordable housing, including inflationary pressure and cost of land.

### **Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees, growth limitations, and policies affecting the return on residential investment**

The City of Des Plaines is a member of the Cook County HOME Consortium. This increases Cook County's HOME allocation by figuring Des Plaines' population into the formula and allows the County to invest HOME funds in Des Plaines to increase the affordable housing stock. The City of Des Plaines also regularly reviews its land use controls, tax policies affecting land, zoning ordinance, building codes, fees, growth limitations, and policies affecting residential return on investment.

Many of the nonprofit agencies in the City also work to remove barriers to affordable housing by providing financial assistance, housing counseling, and information on other housing-related issues.

### **Discussion**

The City staff will continue to monitor and evaluate barriers to affordable housing in Des Plaines.

## AP-85 OTHER ACTIONS – 91.420, 91.220(K)

### **Introduction**

The following are actions that will be undertaken by the City of Des Plaines to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structure, and enhance the coordination between public and private housing and social service agencies.

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

The primary obstacle to addressing underserved needs is insufficient funding. The City anticipates it may receive approximately \$1.5 million in funding during this 5-year CDBG Consolidated Plan cycle, however affordable housing and community development needs are significantly higher. An obstacle to meeting underserved needs is the limited amount of developable land, rental units, and affordable housing for low- and moderate-income residents. The City's CDBG Home Repair Program, Minor Home Program, and Priority Life Safety Home Repair Program alleviate some of the obstacles to affordable housing by providing financial assistance to eligible low- and moderate-income residents of Des Plaines to rehabilitate and fix their homes.

Another obstacle to the delivery of services is the identification of populations and individuals who might be in need and eligible for assistance. The City's Human Services Department will continue to provide information to residents and businesses to ensure the population is aware of all services available by the City, other units of government, and social service organizations.

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

During the program year, the City will take the following actions to foster and maintain affordable housing, to remove barriers to affordable housing, and to encourage housing improvements and resident initiatives:

- Home Repair Program
- Minor Repair Program
- Priority Life Safety Home Repair Program
- Community and Economic Development staff will continue to research and investigate alternative sources of funding to replace dwindling State and Federal funds for housing assistance and other affordable housing programs
- The City will continue to promote and enforce the goals and policies from the Comprehensive Plan relating to preserving the existing housing stock, encouraging a wide variety of housing types within the City, utilizing good housing redevelopment concepts, maintaining a good housing balance, preventing housing deterioration, and providing housing for the young, single

- and elderly
- Code enforcement staff will continue to uncover unsafe and unsanitary conditions. The Home Repair Program, Minor Repair Program, and Emergency Repair Program will be available to income-eligible households to improve their properties
- The Community and Development Department and Human Services staff will work throughout the community to improve housing and living environments

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

The City is aware of the health risks, especially to children, that exist in its older homes due to the presence of lead-based paint. The City and North West Housing Partnership (who is the sub-recipient for the Home Repair Program and Minor Repair Program), comply with HUD's lead-based paint regulations concerning housing programs. The required notifications, lead-hazard testing, and lead-hazard treatment protocols are followed.

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

The City will continue to coordinate efforts and assist households with income below the poverty line with other agencies providing services to this population. The City will provide CDBG funding for programs that assist poverty-level families. The public services partially funded by the City of Des Plaines CDBG will reduce the number of poverty-level families by providing counseling, financial support, and referral services to families in need.

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

A key benefit of joining the Cook County HOME Consortium is strengthening institutional cooperation between the County and the City of Des Plaines.

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

During the program year, the City will enhance coordination between public and private housing and social service agencies through the Citizen Participation Plan that encourages all interested parties to share in the planning Annual Action Plan process. The City will continue to work with nonprofit service providers, other private institutions, public housing and assisted housing providers, and community organizations to discuss community needs and opportunities.

### **Discussion**

The City recognizes that enhancing the institutional structure provides efficiencies in service that benefit its residents. The various departments of the City will seek to maximize coordination with public and

private housing and service providers to meet the needs of the community.

The City of Des Plaines has the primary responsibility of monitoring activities under the City's Annual Action Plan. The Community Development staff will maintain records on the progress toward meeting the goals of the Annual Action Plan and compliance with statutory and regulatory requirements. Annual accomplishments will be compared to annual goals and will be reported in the PY2026 Consolidated Annual Performance and Evaluation Report.

# PROGRAM SPECIFIC REQUIREMENTS

## AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.420, 91.220(L) (1,2,4)

**Introduction: Introduction**

CDBG staff is responsible for ensuring compliance with all program-specific requirements, as well as for program monitoring and reporting. Also, the staff ensures that federal cross-cutting requirements, including the OMNI Circular, Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan	100.00%

# Appendix A



**RIMLAND**  
COLLABORATIVE CARE FOR  
INDIVIDUALS WITH AUTISM

Dear City of Des Plaines Representatives,

Thank you for the opportunity to share additional information regarding the need for generator funding at Rimland Services group homes.

Rimland Services is a nonprofit organization serving adults with intellectual and developmental disabilities, including individuals on the autism spectrum. Our group homes operate 24 hours a day and provide essential residential support to individuals who rely on consistent supervision, medical support, and a stable living environment to maintain their health, safety, and well-being.

A backup generator is a critical infrastructure need for our group homes. During power outages, residents are placed at increased risk due to the loss of essential services such as heating and cooling systems, refrigeration for medications and food, lighting, security systems, and communication equipment. Many residents depend on routine, structure, and environmental stability, and disruptions caused by extended power outages can lead to heightened anxiety, behavioral challenges, and medical concerns.

Generator installation would allow Rimland group homes to maintain continuity of care during emergencies, severe weather events, or utility failures. This is especially important given the increasing frequency of extreme weather conditions and power disruptions.

Reliable backup power ensures that residents can remain safely in their homes rather than requiring emergency relocation, which can be traumatic and costly.

Funding support for generators would directly strengthen Rimland's emergency preparedness and resilience, protecting vulnerable residents while also reducing strain on local emergency services. This investment aligns with community development and public safety goals by safeguarding affordable supportive housing, promoting stability for residents, and ensuring uninterrupted delivery of essential services.

We appreciate your consideration of this request and welcome the opportunity to provide additional details, cost estimates, or supporting documentation as needed. Thank you for your time and continued collaboration.

Sincerely,



Pooja Kunwar  
Finance Coordinator  
Rimland Services