



May 14, 2019

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# 2015 - 2019 Housing and Community Development Consolidated Plan

## Second Amendment

*Lake County Consortium*

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Lake County, Illinois  
North Chicago, Illinois  
Waukegan, Illinois

Per Citizen Participation Plan, Lake County is completing a substantial amendment to goals, outcome indicators and metrics based on the projections for the final year of the Consolidated Plan.

## Executive Summary

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

#### 1. Introduction

This is the ~~first~~ second amendment to the *2015 – 2019 Housing and Community Development Consolidated Plan (Consolidated Plan)*. ~~Both Lake County is completing a substantial amendment to goals, outcome indicators and metrics based on the projections for the final year of the Consolidated Plan~~ Lake County and the City of Waukegan (Waukegan) are completing substantial amendments to goals, outcome indicators and metrics based on experience in the first two years of the Consolidated Plan.

The purpose of the *2015 – 2019 Housing and Community Development Consolidated Plan (Consolidated Plan)* is to encourage and support jurisdictions across Lake County in the development of viable urban communities, principally for low- and moderate-income persons, consistent with the three principle goals of the U.S. Department of Housing and Urban Development (HUD) promoting: decent housing, a suitable living environment, and expanded economic opportunities.

The intent of this county-wide *Consolidated Plan* is to identify housing and community development needs, goals, outcomes and strategies for Lake County, Illinois. It is also the intent of this document to implement as many of the goals and findings (as possible) from the Lake County Board's "*Strategic Plan*," and the State of Illinois housing plans/affordable housing tax credit programs ---- given limited federal program eligibility and federal funding availability from the U.S. Department of Housing and Urban Development (HUD).

This document serves as a major component toward the official application to the U.S. Department of Housing and Urban Development (HUD) for funding from three current HUD grant programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grant (ESG) Programs for fiscal years 2015 -2019.

This document will provide guidance to Lake County (County) and the Cities of North Chicago and Waukegan for the allocations of these federal funds, and will also serve to identify priorities for the investment of resources for housing and community development purposes.

Three jurisdictions in Lake County receive Community Development Block Grant (CDBG) funds under the entitlement allocation: Lake County, as an urban county, and the Cities of North Chicago and Waukegan,

each as independent entitlements. These three CDBG jurisdictions regularly coordinate with one another and collaborate on planning and implementation of CDBG funded community development activities. The City of North Chicago – while retaining its entitlement status – has opted for its CDBG funding from the U.S. Department of Housing and Urban Development (HUD) - Community Planning and Development Office to be administered by Lake County in accordance with the Lake County Consolidated Plan. The 2015-2017 joint agreement between Lake County and the City of North Chicago provides that North Chicago entitlement-funded activities under the 2015 – 2019 Housing and Community Development Consolidated Plan be pre-approved by the City of North Chicago prior to submission by Lake County to the U.S. Department of Housing and Urban Development. These three units of local government have also formed a HOME Consortium for the purposes of carrying out housing activities funded under the HOME Investment Partnerships Program.

Lake County serves as the coordinating unit and Lead Agency for the administration of the Lake County Consortium. Lake County Community Development administers the HOME Program.

Lake County Community Development also administers the Emergency Solutions Grant (ESG) Program and serves as the collaborative applicant for Lake County's Continuum of Care. The Cities of North Chicago and Waukegan collaborate with Lake County on countywide homeless planning and grant administration activities.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehab Existing Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Lake County Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$2,851,462 HOME: \$2,227,416 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: <del>12-212</del> Persons Assisted  Rental units rehabilitated: <del>40-375</del> Household Housing Unit  Homeowner Housing Rehabilitated: 73 Household Housing Unit  Homeless Person Overnight Shelter: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Lake County Employment & Transit Centers	Low Cost Housing Strengthen Neighborhoods	CDBG: \$1,473,860 HOME: \$2,178,534 ESG: \$0	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 104 Persons Assisted</p> <p><u>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted</u></p> <p>Brownfield acres remediated: <del>12</del> 2 Acres</p> <p>Rental units constructed: <del>223</del> 133 Household Housing Units</p> <p>Homeowner Housing Added: 3 Household Housing Units</p> <p>Buildings Demolished: 15 Buildings</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assist People Without a Home	2015	2019	Homeless	Lake County	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: \$13,730 HOME: \$0 ESG: \$1,074,296	Public service activities other than Low/Moderate Income Housing Benefit: <u>396</u> Persons Assisted  Tenant-based rental assistance / Rapid Rehousing: 90 Households Assisted  Homeless Person Overnight Shelter: 4615 Persons Assisted  Homelessness Prevention: 148 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing Homeless	Lake County Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$607,354 HOME: \$1,217,104 ESG: \$0	<p>Public service activities other than Low/Moderate Income Housing Benefit: 2330 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: <del>10-29</del> Households Assisted</p> <p>Direct Financial Assistance to Homebuyers: 180 Households Assisted</p> <p><u>Housing for homeless added: 5 housing units</u></p> <p><u>Homeless person overnight shelter: 800 persons assisted</u></p> <p>Tenant-based rental assistance / Rapid Rehousing: <del>05</del> Households Assisted</p> <p>Homelessness Prevention: 0 Persons Assisted</p> <p>Other: 0 Other</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Adequate Low/Mod IncomeArea Infrastructure	2015	2019	Non-Housing Community Development	Lake County Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township North Chicago	Strengthen Neighborhoods	CDBG: \$1,573,140 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 55500 Persons Assisted  Businesses assisted: 1 Businesses Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Revitalize Low/Mod Income Area Business Districts	2015	2019	Non-Housing Community Development	City of Waukegan Lake County Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township North Chicago	Job Creation and Retention Strengthen Neighborhoods	CDBG: <del>\$734,034</del> 594,589 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24356 Persons Assisted  Facade treatment/business building rehabilitation: 11 Business  Jobs created/retained: <del>05</del> Jobs  Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Assist People with Disabilities	2015	2019	Affordable Housing Non-Homeless Special Needs	Lake County Employment & Transit Centers	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: \$1,358,374 HOME: \$0 ESG: \$0	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted</p> <p>Rental units rehabilitated: <del>11</del><u>1</u> Household Housing Unit</p> <p>Homeowner Housing Rehabilitated: <del>35</del><u>10</u> Household Housing Unit</p> <p>Homeless Person Overnight Shelter: <del>877</del><u>1287</u> Persons Assisted</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Provide Welcoming Communities	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$741,090 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 6500 Persons Assisted
9	Job Creation	2015	2019	Non-Housing Community Development	City of Waukegan Lake County Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township North Chicago	Job Creation and Retention Strengthen Neighborhoods	CDBG: \$621,004 HOME: \$0 ESG: \$0	Facade treatment/business building rehabilitation: <del>30-20</del> Business  Jobs created/retained: <del>10-15</del> Jobs  Businesses assisted: 17 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provide Services for Job Stability	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Lake County	Job Creation and Retention Strengthen Neighborhoods	CDBG: \$512,832 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 2719 Persons Assisted
11	Grant & Program Administration	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: \$2,638,773 HOME: \$520,594 ESG: \$82,469	Other: 6 Other