

WAUKEGAN  
City of Progress *Illinois*



LakeCounty

Housing & Community Development

**Action Plan 2015 – Fourth Amendment**

May 1, 2015 to April 30, 2016

Lake County Board Approval – June 13, 2017

This Fourth Amendment to the 2015 Action Plan contains a substantial scope & budget change for a housing project.

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

2015 is the first year of Lake County Illinois' new five year consolidated plan, the purpose of which is to encourage and support jurisdictions across the County in the development of viable urban communities, principally for low- and moderate-income persons, consistent with the three principal goals of the U.S. Department of Housing and Urban Development (HUD): promoting decent housing, a suitable living environment, and expanded economic opportunities. This action plan details Lake County's first year objectives and progress towards those objectives.

This third amendment of the 2015 Action Plan contains several minor budget increases and scope changes in two housing activities.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes can be found on pages 15-24 of this document.

#### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As of the 2013 CAPER, many of the 5-Year goals set forth in the 2010-2014 Consolidated Plan had been greatly exceeded, while others remained unmet but were being worked towards. As part of the 2015-2019 Consolidated Plan process, Lake County staff members and their partner municipalities, service providers and stakeholders have completed an extensive review of past performance, existing services, programs and projects. Based on responses from the four focus groups of community stakeholders, held as part of the consultation process for the Consolidated Plan, the highest rated strengths of Lake County Community Development programs over the last five years included housing programs that

rehabbed existing owner-occupied properties and public infrastructure programs that improved county roads. The stakeholders pointed out that existing social service programs were strengthened as a result of CDBG funding and that many programs funded by the County responded to citizen needs. They felt that the programs over the last five years made visible noticeable progress in meeting the needs identified in the Consolidated Plan.

The focus groups also provided feedback on the shortcomings of the County's community development programs over the last five years. Much of that feedback had to do with the limited focus on economic development and the ongoing need for business retention and development. The stakeholders agreed that there are challenges to be met in providing effective job training programs that increase and retain jobs and that there have been significant business losses over the years. They felt there was a need for more creative and strategic thinking by the County on the use of and leveraging of funds particularly for housing programs, such as owner-occupied rehab and housing counseling, and economic development programs, such as skill training. The groups also pointed out a lack of family rental housing, a lack of transportation options to jobs and the need to address vacant commercial properties, vacant lots and vacant schools as additional shortcomings in the programs.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Lake County Consortium has developed a Consortium Citizen Participation Plan (CPP), and the cities of Waukegan & North Chicago also maintain their own. The CPP outlines the details of the Consortium's coordination and collaboration efforts. The CPP continues to emphasize the need for the federal funded Consortium entitlement programs to operate in a cooperative manner. However, the CPP recognizes the importance of North Chicago and Waukegan maintaining separate Citizen Participation Plans for their CDBG funded programs.

For this 2015 Action Plan, Lake County led a wide community outreach effort to engage citizen participation and consult with stakeholders. The 2015 Action Plan was initially approved by the Lake County Board in April 2015 and amended first on July 14, 2015 following multiple public hearings at meetings of the Lake County Housing & Community Development Commission. This third amendment was discussed via 30 day public comment period and February 15, 2017 public hearing in anticipation of Lake County Board approval on March 14, 2017.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

February 8, 2017 PUBLIC HEARING INPUT

None

#### June 10, 2015 PUBLIC HEARING INPUT

Pastor Arthur Gass, of the Black Chamber of Commerce, thanked the HCDC for its consideration of the Chamber's application. He stated that, even though his agency was not recommended for funding, it was understood that the review process was very competitive. He appreciated the work involved and looked forward to next year's process.

Dr. Evelyn Chenier, of Family First Center, expressed gratitude for her agency's funding recommendation, stating that Family First serves clients from Waukegan, North Chicago, Zion, Round Lake and Round Lake Beach.

Ms. Sarah Pinger, of Catholic Charities, thanked the HCDC for the funding recommendations for her agency's Tenant Based Rental Assistance program with Affordable Housing funds and also for its Homeless Prevention and Rapid Re-housing programs through Community Development Block Grant funds. She said that these awards would help to alleviate the gap when rental assistance money had previously been exhausted and would allow for improved continuity of services to their clients. Ms. Pinger also thanked Lake County for the ESG funding recommendations for Catholic Charities' Homeless Prevention and Rapid Re-housing programs and the City of Waukegan for its continued support of the agency's Emergency Food Pantry.

Ms. Laura Sabino, of Lake County Haven, offered her thanks for the agency's funding recommendation and expressed her gratitude for staff's assistance and guidance.

Ms. Mary Ellen Tamasy, of Lake County Residential Development Corporation (LCRDC), thanked the Commission for its continued support of her organization's projects. Fairhaven Crossing in Mundelein will construct 40 units of affordable rental housing and LCRDC's partnership with the Riverside Foundation will acquire and rehabilitate properties to provide group homes for persons with disabilities.

Mr. Joel Williams, of PADS Lake County, spoke about the ESG program and its purpose. While he was grateful for the funding recommendation of \$20,000, he strongly encouraged the HCDC to allocate PADS a \$45,000 award, which he stated was consistent with the past several years' grants.

Mr. Rob Anthony, of Community Partners for Affordable Housing, thanked the Commission and staff for the hard work involved in the application and review process and for the continued support of his organization's projects.

Ms. Donna Drinka, of Catholic Charities, expressed her thanks for the HCDC's support of the Rapid Re-housing program, which will help individuals and families to secure permanent housing. The agency will provide housing search and placement, budget counseling services, community linkage, and security deposit and subsidized rent assistance.

Reverend Jackie Lynn, of ElderCARE, thanked the Commission for its past support of the agency, which provides the only free transportation to northern Lake County's senior citizens for their medical appointments. She said that 75% of ElderCARE's clients were over 75 years of age, with 20% over 90 years of age. She looked forward to meeting with staff to receive technical assistance to improve the agency's proposal for the PY2016 funding cycle.

May 11, 2916 PUBLIC HEARING INPUT: None

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Following the June 10, 2015 Public Hearing, Commissioner Molek asked why PADS did not receive a recommendation for a greater percentage of its requested grant. Ms. Gingiss explained the two factors that affected this recommendation; 1) HUD's recommendation to shift homeless assistance funding to permanent housing, in this case rapid re-housing, and 2) the strength of PADS' current financial situation. The agency showed a \$504,432 surplus for the past fiscal year, in part resulting from \$12,000 in monthly savings on rent, due to the recent donation of a building for its office/day center. Ms. Gingiss added that the agency had a new full-time grant writer and that 70% of its funding was derived from private donations. As of June 30, 2014, PADS' total asset base was \$1,259,982. Ms. Gingiss observed that a \$20,000 grant would not impede service provision.

## **7. Summary**

Lake County Community Development, in conjunction with our community partners, has made the most of the limited resources available. The department is proud of its efforts which have resulted in real and meaningful changes for the citizens of the County and we look forward to moving forward with HUD to improve the lives of the County's citizens.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### 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	CDBG: \$400,103 HOME: \$653,975	Rental units constructed: 0 Household Housing Unit <u>Rental units rehabilitated: 2 Household Housing Unit</u> Homeowner Housing Added: 0 Household Housing Unit <u>Homeowner Housing Rehabilitated: 21 Household Housing Unit</u>
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Lake County Mundelein Employment & Transit Centers	Low Cost Housing Strengthen Neighborhoods	CDBG: \$242,500 HOME: \$80,620	Rental units constructed: 40 Household Housing Unit

	<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS NORTH CHICAGO ROUND LAKES WAUKEGAN LAKE COUNTY
	<b>Planned Activities</b>	Activities planned under the goal to Rehabilitate Existing Housing for Affordability & Special Needs include the following: <ul style="list-style-type: none"> <li>• City of Waukegan (\$160,297) acquisition, rehabilitation and resale for low-income homebuyer</li> <li>• Affordable Housing Corporation of Lake County (<u>\$529,460</u>) owner-occupied rehabilitation program [of which \$231,857 is dedicated to North Chicago]</li> <li>• Community Partners for Affordable Housing (\$162,500) acquisition, rehabilitation and resale [plus Lake County Affordable Housing Program funds to total 5 units]            Community Partners for Affordable Housing (\$20,000) Community Housing Development Organization (CHDO) Operating</li> <li>• Glenkirk (\$74,3200) rehab existing CILA in Libertyville</li> <li>• Little City Foundation (\$127,500) acquisition &amp; rehab new CILA in Buffalo Grove area</li> </ul>
<b>2</b>	<b>Project Name</b>	Develop New Housing: Affordable & Special Needs
	<b>Target Area</b>	Lake County Mundelein

<b>Goals Supported</b>	Develop New Housing: Affordable & Special Needs Assist People Without a Home Subsidize Housing for Low/Mod Income Families Revitalize Low/Mod Income Area Business Districts Assist People with Disabilities Provide Welcoming Communities
<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
<b>Funding</b>	CDBG: \$242,500 HOME: \$80,620
<b>Description</b>	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.
<b>Target Date</b>	4/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 40 household/housing units
<b>Location Description</b>	Mundelein



	<b>Planned Activities</b>	<p>Activities planned under the goal to Develop New Housing for Affordability &amp; Special Needs include the following:</p> <ul style="list-style-type: none"> <li>• Lake County Residential Development Corporation (\$242,500 CDBG for site prep + \$60,620 HOME) new construction of rental housing: Fair Haven Crossing in Mundelein (407 E Hawley Avenue), with which \$7,500 of Lake County local funds will be combined. The HOME contribution is a combination of prior year resources and program income added in the 2nd AAP amendment.</li> <li>• Lake County Residential Development Corporation (\$20,000) CHDO Operating</li> </ul>
<b>3</b>	<b>Project Name</b>	Assist People Without a Home
	<b>Target Area</b>	City of Waukegan Lake County North Chicago
	<b>Goals Supported</b>	Assist People Without a Home
	<b>Needs Addressed</b>	Low Cost Housing
	<b>Funding</b>	CDBG: \$4,912 ESG: \$203,423
	<b>Description</b>	To end homelessness in Lake County.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Homeless Person Overnight Shelter: 940 Persons assisted</p> <p>Tenant-based rental / Rapid Rehousing: 10 Households</p> <p>Homelessness Prevention: 50 Persons assisted</p> <p>Public service activities other than low/mod income housing benefit: 6 Persons assisted</p>